

Additional Information Statement

Section 12.0

12.0 ADDITIONAL INFORMATION STATEMENT

12.1 INTRODUCTION

This Additional Information Statement supplements the draft Master Environmental Impact Report (EIR) for the Lemon Grove General Plan, dated January 1, 1996. The draft Master EIR (SCH #95101066), supporting technical appendices and draft General Plan were made available for public review between January 3 and February 16, 1996. Comments were received from public agencies and the community during the review period, and Section 11.0 of the Master EIR contains these comments and the City's responses.

Comments on the draft General Plan were also received during the public review period. These comments - also located in Section 11.0 - included requests for specific modifications in addition to clarification on specific items. Section 11.0 also contains the City's responses to the General Plan comments. Based on the comments, some modifications to the draft General Plan will be recommended to the City Council.

Modifications in addition to those requested during the public review period will also be recommended to the City Council. The purpose of the additional modifications is to correct typographical errors, to clarify information or the intent of the General Plan, and to ensure consistency between the revisions to the draft Master EIR and the General Plan. The City Council will consider adoption of the recommended modifications along with the draft General Plan during the upcoming public hearings. This information has been added to the final Master EIR to provide the City Council with updated information on the environmental effects of the recommended modifications.

All of the recommended modifications to the Draft General Plan and Draft General Plan Implementation Manual are listed in the following sections. Where these modifications affect an implementation program required as mitigation in the Master EIR, the corresponding change to the mitigation measure is also identified. Unless specifically noted, the purpose of the modification is to either clarify the intent of the General Plan or to correct a typographical or informational error. Modifications recommended for these purposes would not result in a land use change or increased intensity, and would therefore not result in any new environmental impacts or increase the impacts identified in the draft Master EIR. Specific notes are only provided where the reason for the modification deviates from the general purposes described above. In such cases, the relationship of the modification to the Master EIR analysis is evaluated.

In sum, none of the modifications would result in any new environmental impacts or increase the impacts identified in the draft Master EIR. Therefore, no additional public review of the Master EIR is considered necessary according to Section 15088.5 of the CEQA Guidelines.

12.2 RECOMMENDED GENERAL PLAN INTRODUCTION MODIFICATIONS

- a. Page I-7, sixth paragraph, first sentence: Change "twelve meetings" to "seventeen meetings."
- b. Figure I-3: Change the angle of the arrow pointing from the General Plan Advisory Committee to the General Plan.

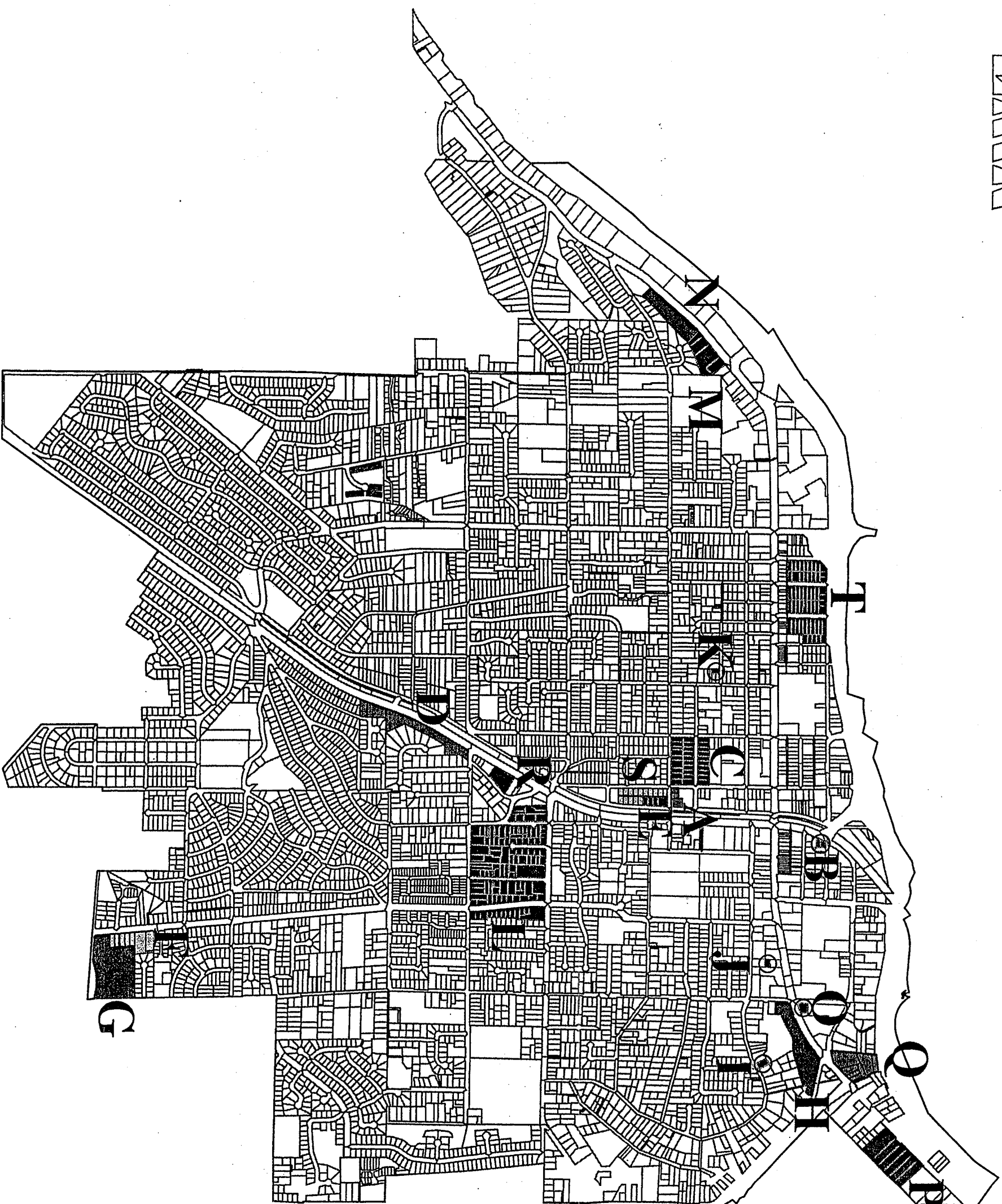
12.3 RECOMMENDED COMMUNITY DEVELOPMENT ELEMENT MODIFICATIONS

- a. On the Land Use Plan (Figure CD-3), change the three parcels on the northern side of Central Avenue, between Main Street and Olive Street, from Medium/High Density Residential to Retail Commercial and include in STA I, Downtown Village (see Figure 12.3-1, "A").

Comparison to Master EIR Analysis: These parcels are currently developed with single-family homes. Future commercial development permitted under the Retail Commercial designation could increase the amount of traffic generated by the parcels, increase demand for parking, and affect the residential aesthetic character of the Central Avenue neighborhood. Adjacent residents could be affected by light and noise from commercial uses. Mitigation measures in the Master EIR, including implementation of the Roadway Circulation Plan, assessment of subsequent projects for site-specific impacts, and requiring appropriate site-specific development controls would reduce the potential impacts to less than significant. Therefore this modification would not result in any significant impacts in addition to those identified in the Master EIR.

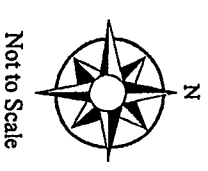
- b. On the Land Use Plan (Figure CD-3), change the designation of the two parcels identified as "B" on Figure 12.3-1 from Mixed Use to General Business and remove from STA I, Downtown Village.

Comparison to Master EIR Analysis: This modification affects only two parcels currently developed with an automotive repair business. The General Business designation reflects the current land use and would permit continuation of the automotive use or development of a new business, service, light industrial or office use. Impacts from continuation of the existing business or redevelopment with a General Business use would probably be similar to the impacts resulting from redevelopment with Mixed Use due to similar levels of traffic



Legend

- A - Change to Retail Commercial and include in STA I, Downtown Village
- B - Change to General Business and remove from STA I, Downtown Village
- C - Change to Medium/High Density Residential and apply STA VIII, Eastern Central Avenue Residential
- D - Change to General Business and apply STA VI, Central Lemon Grove Avenue
- E - Change to Medium/High Density Residential and include in STA I, Downtown Village
- F - Delete STA VI, Skyline Commercial Center
- G - Change to Public/Institutional and delete STA VI, Skyline Commercial Center
- H - Change to Retail Commercial
- I - Change to Low/Medium Density Residential
- J - Change to Medium/High Density Residential
- K - Change to Medium Density Residential
- L - Change to Low/Medium Density Residential
- M - Delete STA V
- N - Change to Industrial
- O - Change to Retail Commercial
- P - Change to Retail Commercial
- Q - Change to General Business
- R - Change to Medium High Density Residential
- S - Change to Low/Medium Density Residential, Remove from STA I
- T - Change to General Business



**Figure 12.3-1
Areas Subject to
Recommended Modifications
to the Land Use Plan**

generation. However, City goals of enhancing the primary gateway to the City would not be implemented by this modification. Overall, this modification would not cause any new significant impacts in addition to those identified in the Master EIR.

- c. On the Land Use Plan (Figure CD-3), change the eastern Central Avenue area proposal from Low/Medium Density Residential to Medium/High Density Residential (Figure 12.3-1, "C"). Designate the area as Special Treatment Area VIII, East Central Avenue and establish the following policies for the STA VIII:

1. Permit development of single lots at a density of 14 dwelling units per one acre.
2. Allow development according to the Medium/High Density Residential designation (29 dwelling units per one acre) where lots have a minimum of 100 feet of frontage on a public street and a minimum size of 15,000 square feet.
3. Limit development within STA VIII to a maximum of two stories in height or 25 feet, whichever is more restrictive.

Comparison to Master EIR Analysis: The area subject to this change presently supports single-family homes, duplexes, an apartment development and a condominium development. Approximately 115 to 125 new units could be developed with a corresponding population increase of 318 to 346 persons. Related environmental effects could occur increased traffic, incompatibility with nearby single-family residential development, and reduced public facility and utility capacity. Implementation of the mitigation measures in the Final Master EIR will reduce these impacts to less than significant. The street improvements identified in the Roadway Circulation Plan will handle the increased traffic trips thereby avoiding congestion. In addition, the policies required for STA VIII will minimize potential incompatibilities with the surrounding neighborhood.

This area is designated as Medium/High Density Residential under the Existing General Plan Alternative in Section 7.0. The environmental analysis for this alternative indicates that the impacts in the areas of land use, traffic, public services and aesthetics would be incrementally greater under this alternative, but the impacts would be similar in degree to the impacts of the proposed project after implementation of the Master EIR mitigation measures.

- d. On the Land Use Plan (Figure CD-3), change the Central Lemon Grove Avenue area, in the vicinity of Mt. Vernon Street, from Medium/High Density Residential to Business

Development (see Figure 12.3-1, "D"). Designate the area as STA VI, Central Lemon Grove Avenue, and incorporate the following policies for STA VI in the General Plan:

1. Require a geotechnical study and incorporation of appropriate measures to protect the stability of the steep embankment at the rear of lots to the south as well as the geologic stability of both the new development and adjacent properties.
2. Require a traffic study to identify access points from Lemon Grove Avenue that minimize disruptions to traffic flow.
3. Relinquish vehicle access from Noble Street.
4. Limit the height of new structures to three stories and 35 feet, whichever is more restrictive.

Comparison to Master EIR Analysis: This area is presently developed with the uses permitted by the General Business category. The STA VI policies reflect the existing General Plan and Zoning requirements designed to avoid traffic impacts on Lemon Grove Avenue and protect the stability of the embankment. The area is already developed and future projects would consist of businesses similar to the existing ones. The amount of traffic generated by the area would only incrementally increase and the planned street system identified in the Roadway Circulation Plan could accommodate any additional trips from STA VI. Impacts to the surrounding residences from noise and light would be similar to existing conditions. If a new project is proposed in STA VI, all applicable mitigation measures from the Final Master EIR would be required to reduce impacts to less than significant. This modification, therefore, would not result in more significant impacts than those identified in the Final Master EIR.

- e. On the Land Use Plan (Figure CD-3), change the designation of the four northeastern parcels on the block bounded by Main Street, Olive Street, Burnell and Central Avenue from Medium Density Residential to Medium/High Density Residential (see Figure 12.3-1, "E"). Include area in STA I, Downtown Village.

Comparison to Master EIR Analysis: The properties subject to this modification are presently developed with multiple-family residential uses. The Medium/High Density Residential designation reflects the current density. Because any redevelopment under the Medium/High Density Residential designation would result in densities similar to the current development, potential environmental impacts would be limited to short-term construction impacts (noise, dust, etc.). Mitigation measures in the Master EIR would reduce the potential short-term impacts to less than significant. Therefore this

modification would not result in any significant impacts in addition to those identified in the Master EIR.

- f. On the Land Use Plan (Figure CD-3), remove STA VI, Skyline Commercial Center, from the existing commercial properties on the southern end of Skyline Drive (see Figure 12.3-1, "F").

Comparison to Master EIR Analysis: This modification will not affect the type or intensity of development that can occur on the affected properties. Therefore, modification will result in similar environmental impacts to those identified in the Master EIR.

- g. On the Land Use Plan (Figure CD-3), change the designation of the Skyline Church property from General Commercial to Public/Institutional and delete STA VI, Skyline Commercial Center (see Figure 12.3-1, "G"). In addition, delete all references and policies pertaining to STA VI, Skyline Commercial Center. In the Community Development Element Plan, add the following new subsection under "Other Focus Areas":

Skyline Commercial Center Concept - The southern portion of the City presently lacks a modern commercial center, forcing residents to drive to the northern part of the City for daily items. There is some current demand for a new commercial center at the southern end of Skyline Drive at Jamacha Boulevard, encompassing existing older commercial properties and the sizable church property. The SR-125 freeway project includes construction of an interchange at Jamacha Boulevard which could further increase the demand for new commercial development. The City will monitor the market demand for a new commercial center in this area once the freeway is constructed and consider any necessary General Plan and Zoning amendments required to facilitate such development.

Comparison to Master EIR Analysis: This change in designation would facilitate maintenance of the existing church use unless the City determined at a future time that commercial development is appropriate. Any future change in land use designation would require additional environmental review. This reduction in development potential would result in fewer environmental impacts than those identified in the Master EIR. Because no commercial development is planned for the immediate future, the additional traffic, noise, and aesthetic changes originally anticipated from the commercial center would not occur.

- h. On the Land Use Plan (Figure CD-3), change the designation of the area on the southern side of Broadway between Washington Street and Sweetwater Way from Medium/High Density Residential to Retail Commercial (see Figure 12.3-1, "H").

Comparison to Master EIR Analysis: This area is presently developed with commercial uses and the modification therefore conforms to the current development pattern. Some infill development or intensification could occur, potentially resulting in increased traffic and alteration of the aesthetic character. Any future project in this area would be subject to the Final Master EIR mitigation measure to reduce impacts to less than significant. Furthermore, the street capacities provided by the Roadway Circulation Plan could accommodate any increased traffic generated by Retail Commercial uses in this area.

- i. On the Land Use Plan (Figure CD-3), change the designation for the parcel shown as "I" on Master EIR Figure 12.3-1 from Medium/High Density Residential to Low/Medium Density Residential.

Comparison to Master EIR Analysis: This parcel was incorrectly designated as Medium/High Density Residential in the draft General Plan. The property is developed with a single-family home, and no further development or related environmental impacts are likely under Low/Medium Density Residential.

- j. On the Land Use Plan (Figure CD-3), change the parcel in the vicinity of Golden Avenue and Washington Street from Retail Commercial to Medium/High Density Residential (see Figure 12.3-1, "J").

Comparison to Master EIR Analysis: This parcel was incorrectly designated in the draft General Plan. The parcel is part of an existing multiple-family development on Golden Avenue rather than the commercial development on Broadway. This area is also designated as Medium/High Density Residential under the Existing General Plan alternative in Section 7.0. The environmental analysis for this alternative indicates that the impacts would be similar in degree to the impacts of the proposed project after implementation of the Master EIR mitigation measures.

- k. On the Land Use Plan (Figure CD-3), change 7481-83 Daytona Street from Low/Medium Density Residential to Medium Density Residential (see Figure 12.3-1, "K").

Comparison to Master EIR Analysis: This parcel is presently developed with duplex development that corresponds to the Medium Density Residential designation. This area is designated as Medium Density Residential under the

Existing General Plan alternative in Section 7.0. The environmental analysis for this alternative indicates that the impacts would be similar in degree to the impacts of the proposed project after implementation of the Master EIR mitigation measures.

- l. On the Land Use Plan (Figure CD-3), change the area within the general vicinity of Lemon Grove Avenue, Skyline Drive, Mt. Vernon Street and Palm Avenue from Medium Density Residential to Low/Medium Density Residential (see Figure 12.3-1, "L").

Comparison to Master EIR Analysis: This modification reflects the current development and zoning in this area, ensures maintenance of the existing single-family residential development patterns, and precludes new multiple-family residential development. The reduction in potential density will result in fewer environmental impacts than those identified in the Master EIR, due to reduced potential for additional traffic, demand for public facilities and land use incompatibility problems.

- m. On Land Use Plan (Figure CD-3), delete Special Treatment Area V, Federal Boulevard Automobile Sales District, south of Federal Boulevard to reflect the current STA boundaries (see Figure 12.3-1, "M" and "N").

Comparison to Master EIR Analysis: The underlying designations in the affected area would permit commercial or industrial uses which would be similar in development intensity to the automobile sales uses. The environmental impacts would consequently be similar, and the modification therefore would not result in any environmental impacts other than those identified in the draft Master EIR. Traffic, noise and light from future development would be similar to existing conditions.

- n. On Land Use Plan (Figure CD-3), change the designation of the parcel on Federal Boulevard that lies mid-block between College Avenue and Central Avenue from Retail Commercial to Industrial to reflect the current zoning (see Figure 12.3-1, "N").

Comparison to Master EIR Analysis: The intensity of development permitted by the Industrial designation would be less than the development permitted by the Retail Commercial designation. Fewer environmental impacts would consequently occur due to reduced potential for additional traffic, and the modification therefore would not result in any environmental impacts other than those identified in the draft Master EIR.

- o. On the Land Use Plan (Figure CD-3), change the designation of the parcel at the northeastern corner of Columbus Place and Broadway from Medium/High Density Residential to Retail Commercial (see Figure 12.3-1, "O").

Comparison to Master EIR Analysis: This area is presently developed with office uses and the modification therefore conforms to the current development pattern. Some infill development or intensification could occur, resulting in an incremental increase in traffic. The street capacities provided by the Roadway Circulation Plan could accommodate trips generated by redevelopment of this area without resulting in congestion. This area is designated as General Commercial under the Existing General Plan alternative in Section 7.0. The environmental analysis for this alternative indicates that the impacts would be similar in degree to the impacts of the proposed project after implementation of the Master EIR mitigation measures.

- p. On the Land Use Plan (Figure CD-3), change the designation from General Business to Retail Commercial for the area shown as "P" in Master EIR Figure 12.3-1 on eastern Broadway.

Comparison to Master EIR Analysis: This area is designated as General Commercial under the Existing General Plan alternative in Section 7.0. The environmental analysis for this alternative indicates that the impacts would be similar in degree to the impacts of the proposed project after implementation of the Master EIR mitigation measures. Moreover, commercial development would be more compatible with the existing multiple-family and single-family residences in the vicinity.

- q. On the Land Use Plan (Figure CD-3), change the designation from General Business to Transportation for the area shown as "Q" in Master EIR Figure 12.3-1 on eastern Broadway. This area is designated for future right-of-way for the SR-125/SR-94 interchange.

Comparison to Master EIR Analysis: This change in designation would discourage new development. This reduction in development potential would result in fewer environmental impacts than those identified in the Master EIR due to decreased potential for additional traffic generation and demand for infrastructure.

- r. Replace Table CD-2, Land Use Plan Development Potential, with the table shown in Master EIR Table 12.3-1. The acreage figures and related development information must be updated to reflect the modifications to the Land Use Plan.

TABLE 12.3-1
Modified Land Use Plan Development Potential
10/8/96

LAND USE CATEGORY	ACRES	MAXIMUM DEVELOPMENT (a)	EXPECTED DEVELOPMENT (a)	DWELLING UNITS	THOUSAND SQUARE FEET	POPULATION (b)
<i>Low Density Residential</i>	146.9	Up to 4 du/ac	3 du/ac	442		1,224
<i>Low/Medium Density Residential</i>	1,160.8	4.1 - 7 du/ac	5.25 du/ac	6,094		16,881
<i>Medium Density Residential</i>	67.6	7.1 - 14 du/ac	12 du/ac	812		2,248
<i>Medium/High Density Residential</i>	73.3	14.1-29 du/ac	25 du/ac	1,833		5,076
<i>Mixed Use</i>	27.7	43 du/ac, 2.0:1 FAR	20 du/ac, 1.25:1 FAR	554	1,508.3	1,535
<i>Retail Commercial</i>	121.9	1.0:1 FAR	0.5:1 FAR		2,655.0	
<i>General Business</i>	56.4	1.2:1 FAR	0.6:1 FAR		1,474.1	
<i>Industrial</i>	32.2	0.7:1 FAR	0.6:1 FAR		841.1	
<i>Public/Institutional</i>	146.0	1.0:1 FAR	0.4:1 FAR		2543.9	965
<i>Parks/Recreation</i>	36.6	0.5:1 FAR	0.1:1 FAR		159.6	
<i>Transportation</i>	636.5	N/A	N/A			
TOTAL	2,506.0			9,734	9,181.9	27,928

(a) The maximum development and expected development is based on net acres.
(b) Population estimates are based on 2.77 persons per unit for the residential uses based on 1995 population data published by the California Department of Finance.
For the institutional uses, the population estimate is based on the group quarters estimate for 2015 from SANDAG Series 8.

Comparison to Master EIR Analysis: The residential buildout figures in the revised table are lower than buildout of the proposed project (9,734 units in the revised table versus 10,036 under the proposed project). The related buildout population projection decreases from 28,764 to 27,928 persons. The amount of commercial, business, industrial and civic building area increases from 8.9 to 9.2 million square feet.

In general terms, this buildout scenario represents less new development and population growth. This reduction would result in fewer environmental impacts than those identified in the Master EIR, particularly in the areas of traffic, land use and public services. The buildout potential of the Land Use Plan would still be in the general range of the Series 8 growth projections. Series 8 identifies 28,697 persons and 10,374 units by 2015. The modified buildout potential is only incrementally less than the Series 8 projections. The difference between the Series 8 residential forecast and the modified General Plan buildout potential is 638 units which represents only 0.04 percent of the regional 2015 residential projection of 1,438,131 dwelling units. Furthermore, the City believes that the Series 8 projections may be too high because the City is almost completely developed. New residential construction will largely consist of redeveloping properties currently developed at lower densities.

The potential increase in non-residential square footage is largely due to the increase in properties designated for General Business uses (36.8 to 56.4 acres). The amount of Retail Commercial decreases from 133.5 to 121.9 acres under the modified buildout scenario. Commercial uses generally generate more traffic than business uses so traffic impacts would not exceed those identified in the Draft Master EIR. Impacts to public services and infrastructure would be similar. The impact to community aesthetics from new business uses could be greater but would be reduced to acceptable levels with the mitigation measures in the Master EIR.

- s. Page CD-11, Policy 1.2: ~~Create~~ ~~Promote~~ a lively, pedestrian-friendly downtown village with a mix of shops, offices, condominiums, apartments and public facilities served by a variety of transportation options.
- t. Page CD-11, Policy 1.3: ~~Redevelop~~ ~~Encourage redevelopment of~~ the Broadway corridor with commercial uses that attract regional shoppers in addition to serving local residents.
- u. Page CD-11, Policy 1.5: ~~Revitalize~~ ~~Foster revitalization of~~ the light industrial district along Federal Boulevard.

- v. Page CD-12, Policy 2.5: ~~Ensure~~ ~~Work towards~~ adequate housing opportunities for special needs groups such as female-headed households, large families, disabled persons, seniors and low income households.
- w. Page CD-12, Policy 3.1: Adjacent to the downtown village, ~~establish~~ ~~consider~~ ~~establishing~~ a civic center with the library, City Hall, museum, performance space, park, plaza, and/or other public amenities.
- x. Page CD-13, Policy 5.5: ~~Ensure~~ ~~Promote~~ that development ~~that~~ enhances and is compatible with the surrounding environs.
- y. Page CD-22, Downtown Village: To optimize village redevelopment efforts and achieve the community's objectives, the City ~~will prepare~~ ~~anticipates~~ ~~preparing~~ a specific plan ~~incorporating~~ ~~that should address~~ the following components.
- z. Page CD-22, Downtown Village, first bullet: ~~In accordance with the Mixed-use designation, the specific plan shall establish development Regulations to implement the mixed use concept,...~~
- aa. Page CD-22, Downtown Village, second bullet: ~~A major component will consist of incentive~~ ~~Incentive~~ programs to assist businesses in redevelopment... ~~Emphasize incentives to encourage housing development within the village must be emphasized.~~
- bb. Page CD-22, Downtown Village, third bullet: Entertainment uses such as restaurants, outdoor eateries, book and record stores, galleries and hobby shops ~~will be promoted.~~
- cc. Page CD-22, Downtown Village, and fourth bullets: ~~Use of the~~ existing civic facilities and park as well as the future civic center ~~shall act as~~ critical village components ~~that will to~~ heighten activity and community interaction.
- dd. Page CD-22, Downtown Village, fifth bullet: A village marketing program ~~will be~~ developed in close coordination with the downtown businesses...
- ee. Page CD-22: Add the following to the list of components to address in the Downtown Village Specific Plan:
 - 1. Investigate of the potential of artisan and craft production studios in the Downtown Village.
 - 2. Research of the cultural and land use history of downtown, and consider incorporating of historical trends in the specific plan land use plan and architectural guidelines.
 - 3. Examine strategies to facilitate the economic use of historic buildings.

- ff. Page CD-23, Downtown Village, first and second bullets on page: Local and regional activities, such as parades, farmers markets and festivals within the village, ~~will be planned to create activity and generate business for the merchants. Locations for enhanced pedestrian access and crossings in addition to bicycle facilities will be identified.~~ Storefront enhancements and circulation patterns (sidewalks, parking, transit access) ~~should to~~ encourage walking throughout the village.
- gg. Page CD-23, Downtown Village, third bullet: Any additional parking needs required to accommodate the increased development ~~will be identified...~~
- hh. Page CD-23, Downtown Village, fourth bullet: ~~Appropriate relocation assistance for residents and businesses who are involuntarily displaced by public land acquisitions must receive appropriate relocation assistance per the requirements of the California Community Redevelopment Law.~~
- ii. Page CD-23, Downtown Village, first paragraph: The specific plan for the village ~~will should~~ address the following design considerations.
- jj. Page CD-23, Downtown Village, fifth bullet: Architectural, landscape, signage and lighting guidelines ~~shall be developed for both private and public areas, reflecting Lemon Grove's small town image...~~
- kk. Page CD-23, Downtown Village, sixth bullet: Pedestrian amenities ~~will be designed to focus shoppers' attention towards shops and stores.~~
- ll. Page CD-23, Downtown Village, seventh bullet: ~~Complete An~~ automobile traffic study and pedestrian movement plan ~~that eliminates to help eliminate~~ conflicts with automobiles...The specific plan ~~will should~~ explore architectural, pavement and landscape treatments that create more sidewalk space and enhance pedestrian movement while facilitating traffic safety, parking and through movement of automobiles.
- mm. Page CD-24, Downtown Village, first bullet on page: To promote the village as an entry to Lemon Grove and a shopping destination, ~~define~~ village entry points and edges ~~will be defined to create a sense of arrival similar to regional shopping centers.~~
- nn. Page CD-24, Downtown Village, second bullet: Since the village serves as one of the major entries to Lemon Grove, ~~address~~ the appearance and traffic movement at the intersections of Lemon Grove Avenue, North Avenue and the SR-94 freeway ~~will be addressed.~~

- oo. Page CD-24, Downtown Village, third bullet: To ensure consistent implementation of the design concepts, ~~the specific plan will establish~~ ~~consider establishing~~ a design review process for architectural design and plan implementation.
- pp. Page CD-24, Massachusetts Station, second paragraph: Development within the Massachusetts station STA ~~shall conform to the policies established below~~ ~~should strive to implement the following criteria~~ First bullet: To foster the relationship between the residential and commercial uses and trolley ridership, development within the STA ~~must should~~ relate to the trolley station...
- qq. Page CD-24, Massachusetts Station, second bullet: The residential component will consist of condominiums and/or apartments, and ~~shall should~~ not exceed the density established by the underlying land use category ~~established in Table CD-1~~.
- ss. Page CD-25, Massachusetts station, first bullet on page: Building heights ~~shall should~~ not exceed the elevations of the adjacent residences to reduce impacts to nearby neighbors.
- tt. Page CD-25, Massachusetts Station, second bullet: ~~Encourage~~ the developer ~~shall be highly encouraged to~~ reduce the elevation of a portion of the site...This ~~will would~~ significantly increase the visibility...Reducing the elevation ~~will would~~ also increase the permitted building heights...
- uu. Page CD-25, Massachusetts Station, fifth bullet: The developer ~~will should~~ be required to prepare and process a specific plan...
- vv. Page CD-25, Regional Commercial, first bullet: ~~New development shall exclusively consist of large lot retail uses, on parcels comprising at least one block or having a minimum area of three acres. Encourage large lot retail uses on parcels comprised of at least one block or having a minimum of three acres~~
- ww. Page CD-26, Regional Commercial, first bullet on page: ~~The~~ Promote retail uses ~~must that~~ serve local residents and attract regional shoppers, and ~~permit~~ accessory or ancillary uses ~~should be permitted if they that~~ contribute to the development and maintenance of a modern retail sales district.
- xx. Page CD-26, Regional Commercial, second bullet: ~~Strive for~~ architecture and site design ~~must that~~ enhances the surrounding area and overall Broadway commercial corridor. The bulky appearance of large buildings ~~shall should~~ be reduced using architectural details, and varied facades, roof lines and building materials. ~~Landscaping shall be required~~ ~~Require landscaping to~~ soften and mask large buildings, break up uniform parking areas, and beautify the Broadway commercial corridor.

- yy. Page CD-26, Regional Commercial, third bullet: ~~Permit large retail stores should to be visible from the SR-94 freeway without diminishing the visual image of the City from the freeway. Regulate signage shall be regulated and require~~ landscaping and architectural details ~~will be required as necessary to avoid unsightly views of the backs of buildings.~~
- zz. Page CD-26, Regional Commercial, fourth bullet: ~~Use the redevelopment process as appropriate can be used to assist projects with significant community benefits as needed (i.e., assistance with infrastructure improvements, lot consolidation, relocation, etc.).~~
- aaa. Page CD-26, Western Central Avenue Residential, second paragraph: Development of the West Central Residential Development STA ~~should conform will be subject to the following policies.~~
- bbb. Page CD-26, Western Central Avenue Residential, first bullet: Consistent with the Land Use Plan (Figure CD-3), ~~restrict residential development shall not exceed to a maximum~~ four dwelling units per acre and lots shall consist of a minimum of 10,000 square feet.
- ccc. Page CD-27, Western Central Avenue Residential, first bullet on top of page: ~~Require designation of the ravine and an appropriate buffer shall be designated as open space to protect the drainage and avoid potential impacts from flooding.~~
- ddd. Page CD-27, Western Central Avenue Residential, second bullet: ~~Require employment of sensitive grading techniques shall be employed to preserve the visual character of the topography.~~
- eee. Page CD-27, Western Central Avenue Residential, third bullet: The architecture, lot layout and building materials ~~must should~~ be compatible with the residential development in surrounding neighborhoods.
- fff. Page CD-28, Western Central Avenue Residential, fourth bullet: ~~The developer will be required to prepare and process a master plan establishing the site plan, design concepts, grading plan, infrastructure improvements and landscaping in addition to the above requirements. should reflect the above requirements~~
- ggg. Page CD-27, Federal Boulevard Automobile Sales District, second paragraph: ~~Future activity in the Federal Boulevard Automobile Sales District STA shall conform to the following policies. The following policies apply to future development and business activities in the Federal Boulevard Automobile Sales District STA.~~
- hhh. Page CD-27, Federal Boulevard Automobile Sales District, first bullet: ~~New businesses must consist of car dealerships and related automotive services and shops. Independent~~

- ~~automotive service shops will be allowed on smaller lots. Only permit car dealerships and related automotive services and shops.~~
- iii. Page CD-28, Federal Boulevard Automobile Sales District, second bullet: ~~Require measures to reduce impacts to nearby residents will be required of new businesses, and the City will monitor ongoing businesses to for conformance with ensure that all applicable regulations and conditions are implemented.~~
- jjj. Page CD-28, Other Focus Areas, last paragraph: In addition to the Special Treatment Areas, the City ~~will plans to~~ focus attention on enhancing and revitalizing several other areas
- kkk. Page CD-29, Established Neighborhoods, third paragraph: ~~Revisions to the Home Occupation Ordinance will be revised be considered~~ as needed to address work-at-home business trends.
- lll. Page CD-29, Established Neighborhoods, fourth paragraph: The City will actively encourage clean and safe neighborhoods ~~through programs such as~~ continued enforcement of the Abandoned Vehicles...
- mmm. Page CD-30, Established Neighborhoods, first paragraph on page: The City will also monitor residential treatment facilities and group homes to ~~help~~ minimize neighborhood nuisances and disruptions.
- nnn. Page CD-30, Broadway Retail Commercial, first paragraph: ~~Strive to Establishment of medical and dental offices will be prioritized due to the current lack of such services.~~
- ooo. Page CD-31, Federal Boulevard Industrial District, second paragraph: The City ~~will plans to~~ actively assist existing and new businesses to obtain necessary permits for facility expansions and construction...When warranted by significant public benefit and potential blight elimination, the Community Development Agency ~~will use anticipates using~~ the redevelopment process to assist with infrastructure improvements.
- ppp. Page CD-32, East Broadway, second paragraph: The City ~~will plans to~~ monitor the construction of the SR-125 freeway ~~and ensure that including an assessment of whether~~ all required mitigation measures are properly implemented to reduce community impacts...The City will monitor reversion of right-of-way and will ~~consider~~ amending the General Plan to establish any needed land use policies...The City will work with Caltrans to ensure ~~limit that any future development within the right-of-way is to uses that are~~ compatible with surrounding uses and the General Plan.

- qqq. Page CD-32, Reversion of Skyline Neighborhood Commercial Area, second paragraph: Any future development ~~must~~ should be compatible with the density and scale of the surrounding neighborhood.
- rrr. Page CD-33, Existing Specific Plans, first paragraph on page: ~~The City will ensure that future development or redevelopment within the specific plan areas~~ should conform to the applicable policies ~~unless the City consider amending the specific plans to accommodate deviations.~~
- sss. Page CD-33, first paragraph under "New Housing": Delete the first sentence.
- ttt. Page CD-33, New Development: Delete the following bullets due to modifications to the Land Use Plan.
1. South of Broadway, between Skyline Drive and Sweetwater Road
 2. East side of Lemon Grove Avenue, around Mount Vernon Street;
- Modify the fourth bullet as follows: Massachusetts Avenue, between ~~Kempf Street~~ Broadway and Central Avenue.
- uuu. Page CD-34, New Development, first paragraph on page: New condominium and apartment development ~~must~~ should provide quality housing opportunities and uplift the aesthetics of the surrounding area. Future projects ~~must conform~~ will be subject to the ~~policies~~ guidelines established below.
- vvv. Page CD-34, New Development, third bullet on page: New condominiums and apartments ~~must~~ should positively contribute to the surrounding neighborhoods ~~through the use of architecture reflecting the traditional characteristics of nearby residences.~~ through the use of architecture that reflects and is compatible with the scale, design characteristics, building orientation, landscaping, building materials and color of nearby residences
- www. Page CD-34, New Development, fourth bullet on page: Landscaping ~~shall~~ should be incorporated to help new development blend in with the surrounding area and soften the appearance of new development.
- xxx. Page CD-34, New Development, fifth bullet on page: The scale of new development ~~shall~~ should not overwhelm the surrounding area. The perceived bulk of new buildings ~~shall~~ can be reduced through the use of architectural detail, upper story setbacks, and variation in building materials.
- zzz. Page CD-34, New Development, seventh bullet on page: Play areas for children ~~shall~~ should either be required on the premises or within short, safe walking distances.

- aaaa. Page CD-36, Community Outreach, first paragraph: Outreach programs ~~will should~~ include ~~programs like~~ regularly distributioning of the City newsletter, holding annual neighborhood meetings, providing information at City Hall about volunteer programs, and using banners to advertise community events.
- bbbb. Page CD-37, Gateways and Boundaries, first paragraph: Broadway and Lemon Grove Avenue ~~will should~~ be celebrated as community boulevards with distinctive landscaping, banners and directional signage.
- cccc. Page CD-37, Gateways and Boundaries, second paragraph: The City ~~will plans~~ to coordinate with Caltrans...A ~~future~~ signage program ~~will could~~ alert freeway travelers to the unique shopping opportunities...Clean-up efforts ~~will could~~ also involve continuing efforts to remove billboards and relocating overhead utility lines underground.
- dddd. Page CD-38, Public Areas, first paragraph: Because aggressive maintenance can tax the City's limited resources, ~~the City will promote~~ volunteer clean-up programs ~~will be promoted and organized~~. The City ~~will also coordinate also plans to continue coordinating~~ with the school district to improve the appearance of neighborhood schools.
- eeee. Page CD-38, Design Standards, first paragraph: The Zoning Ordinance ~~will should~~ be revised to establish minimum design standards for all land use types.
- ffff. Page CD-38, Inter-Jurisdictional Coordination, first paragraph: Greater participation will ~~ensure allow~~ representation of the City's best interest...
- gggg. Page CD-39, Inter-Jurisdictional Coordination, second paragraph: To become more involved in regional planning, city elected officials and city staff ~~will should~~ serve on regional boards and commissions. The City ~~will also~~ ~~plans to~~ review and comment on proposed regional plans...Development proposals in adjacent communities ~~will should~~ also be reviewed to identify potential impacts to Lemon Grove.
- hhhh. Figure CD-3: In the legend, change the color for Parks/Recreation from blue to green. Change "Industrial/Warehouse" to "Industrial," and change STA VII to "Troy Street/SR-125 Planning Area." Also change the syntax of the STA labels.
- iiii. Table CD-1: Change "Thoroughfare Commercial" to "Retail Commercial," "Business Development" to "General Business," and "Light Industrial" to "Industrial."
- jjjj. Page CD-11, Balanced Community: Add Policy 1.7, Promote a healthy, family-oriented community through appropriate land use and development decisions.

- kkkk. Page CD-13, Economic Development: Add Policy 4.6, Promote economic development that positively impacts community health and social justice in addition to job availability, economic revitalization and tax revenues.
- llll. Page CD-15, Balanced Community, first paragraph: One of the principal means of achieving the Vision and community development objectives and policies consists of directing where and what type of development should occur. The City is committed to balancing community development and business interests with broader public health, safety and well-being. The well-being of all residents - especially children, youth and families - is inextricably tied to the City's overall stability.
- The objectives and policies set forth a balanced community consisting of the downtown village, Broadway commercial corridor, business development areas and vital neighborhoods...
- mmmm. Page CD-36, Economic Development, first paragraph: A strong, healthy economy is an important component of a stable community. Local businesses contribute local jobs, nearby shopping and service opportunities, and tax revenue for public infrastructure and services. With a strong economic sector, people can live, work and shop in the same community, and businesses investments will help prevent conditions of blight that affect many older cities. Moreover, healthy businesses are likely to contribute to the community. All of these benefits help contribute to increase property values and community stability. The City is committed to economic development that positively impacts community health and social justice in addition to job availability, economic revitalization and tax revenues.
- oooo. Page CD-35, Public Events, first paragraph: The City will continue to co-sponsor and help organize events like Old Time Days, Summer Concerts in the Park, Paint Lemon Grove and the Youth Easter Egg Hunt.
- pppp. Table CD-1, Transportation, fourth column: ...the development must conform to the following designations: ~~west of SR-125 - Retail Commercial, east of SR-125 - General Business, east and west of SR-125 - Retail Commercial...~~
- qqqq. On the General Plan Land Use Plan, change the parcel identified as "R" on Figure 12.3-1 from Public/Institutional to Medium/High Density Residential.

Comparison to Master EIR Analysis: The subject property is presently developed with a church. Future Medium/High Density Residential could generate additional traffic and future occupants could be adversely affected by noise from Lemon Grove Avenue traffic. The addition of new residents could also increase the demand for public services. However, any additional impacts

would be offset by other General Plan modifications involving the deletion of multiple-family residential development areas from the Land Use Plan (see paragraphs d. and h. in this section). Therefore this modification would not result in any significant impacts in addition to those identified in the Master EIR.

- rrrr. On the General Plan Land Use Plan, change the parcels identified as "S" on Figure 12.3-1 from Medium/High Density Residential to Low/Medium Density Residential.

Comparison to Master EIR Analysis: The subject properties are presently developed with single-family homes and the Low/Medium Density Residential designation will prohibit development of greater densities. This change will reduce the potential for environmental impacts identified in the Master EIR.

- ssss. On the General Plan Land Use Plan, change the parcels identified as "T" on Figure 12.3-1 from Retail Commercial to General Business but maintain application of STA III, Regional Commercial.

Comparison to Master EIR Analysis: The subject properties are currently developed with a mix of light industrial, service, office, multiple-family residential, and single-family residential uses. This modification would permit expansion of existing business uses and permit development of new business uses until such time the property owner becomes interest in developing a regional commercial use. The environmental impacts from the application of the General Business designation in this area is analyzed under the Existing General Plan alternative in Master EIR Section 7.3.

- tttt. On the General Plan Land Use Plan, change the parcels identified as "Q" on Figure 12.3-1 from Retail Commercial to General Business.

Comparison to Master EIR Analysis: The subject properties are presently occupied by a building supply business and a significant portion is used for materials storage. The General Business designation is more consistent with the existing business and will permit the property to be used for other storage, office, light manufacturing and service uses in the future. Because the subject properties are already used for a business use, implementation of the General Business designation would not result in new environmental impacts that are not addressed in the Master EIR.

12.4 RECOMMENDED MOBILITY ELEMENT MODIFICATIONS

- a. On the Roadway Circulation Plan (Figure M-1), change Massachusetts Avenue, Kempf/Skyline Street and Palm Avenue to Class II Collector.

Background: The classifications of these streets was re-evaluated by the consultant team at the request of the City Council and General Plan Advisory Committee to protect neighborhood qualities and improve safety for drivers and pedestrians. The consultant team discussed the option with cities that have used this system on similar streets and examined the level of service under the Class II Collector. The consultant team then determined that the level of service would still be acceptable if the Class II Collector is applied to these streets.

Comparison to Master EIR Analysis: As Class II Collectors, Massachusetts Avenue, Kempf/Skyline Street and Palm Avenue could effectively handle projected future traffic volumes and the levels of service would be acceptable. Furthermore, the change would not affect the type and intensity of future development. The modification therefore would not result in any environmental impacts other than those identified in the draft Master EIR.

- b. Page M-5, Policy 1.5: ~~Provide a well-maintained~~ Maintain the street system to reduce accident potential and avoid costly repairs.
- c. Page M-6, Policy 2.5: ~~Ensure that transit~~ Promote transit that supports youth activity patterns.
- d. Page M-6, Policy 3.1: Provide bicycle facilities that link with local activity centers (downtown, schools, parks) and the regional bikeway system.
- e. Page M-6, Policy 3.3: ~~Provide~~ Promote bicycle storage facilities and racks in activity centers and at major bus and trolley stops.
- f. Page M-6, Policy 3.4: ~~Aggressively implement a Bicycle Safety Awareness Program to promote~~ Promote bicycle safety habits and bicycle awareness for motorists.
- g. Page M-6, Policy 4.1: ~~Construct sidewalks~~ Pursue sidewalk construction on one or both sides of all collector and major roads.
- h. Page M-6, Policy 4.2: ~~Provide~~ Consider providing sidewalks on local streets that lead or provide access to schools, parks, trolley stations and bus stops.

- i. Page M-7, Policy 4.3: ~~Provide~~ **Implement** pedestrian facilities accessible to the elderly and disabled population ~~where feasible, including curb ramps in compliance with Americans with Disabilities Act (ADA) standards.~~
- j. Page M-7, Policy 5.2: ~~Reduce~~ **Consider reducing** parking requirements for new mixed use development around the trolley stations and within the Downtown Village.
- k. Page M-7, Policy 5.5: ~~Provide~~ **Consider paving** paved-shoulders for on-street parking along major roads, particularly those with high on-street parking demand ~~(such as Federal Boulevard).~~
- l. Page M-18: Add the following new subsections under "Roadway System Strategies":
 - Congestion Management Program** - The Congestion Management Program is administered by SANDAG to facilitate the development of a balanced, efficient regional transportation system. The goal of the program is to ensure the efficient operation of key regional transportation facilities, like SR-94 and the future SR-125. The City will help implement the Congestion Management Program by ensuring that development proposals are assessed for conformance and completing the ~~annual~~ self-certification process **every two years.**
 - Traffic Signals** - Traffic signals serve to control traffic flow, reduce congestion problems, and reduce the risk of automobile and pedestrian accidents. Major intersections in the City are currently signalized. The City will continue to monitor the need for new signalized intersections.
- m. Page M-18, third paragraph: The City ~~will should~~ continue to coordinate with the Metropolitan Transportation Development Board (MTDB)...
- n. Page M-20, second paragraph: The City ~~will plans to~~ designate truck routes...The City ~~will should~~ continue to require over-sized trucks...
- o. Page M-21, first paragraph: The city will monitor construction of the freeway ~~to ensure that Troy Street is improved to full standards with the construction of the SR-125 overpass and improvement of Troy Street to full standards.~~
- p. Page M-21, third paragraph: The City ~~will plans to~~ improve the street maintenance program as a component of the Capital Improvement Program (CIP).
- q. Page M-21, fourth paragraph: Furthermore, any improvement to roadways and infrastructure ~~will should~~ maintain and repair bikeway facilities...

- r. Page M-25, fourth paragraph: Figure 6 illustrates the City's major pedestrian corridors. The corridors are generally located along major streets providing access to key activity centers and local streets providing pedestrian access between neighborhoods. The lack of sidewalks along some streets presents an unsafe situation and can threaten public safety and discourage residents from walking to their destinations. The City will strive to construct sidewalks along all major and collector roadways. Pedestrian facilities should be accessible to the elderly and disabled people through the use of curb ramps in compliance with the Americans with Disability Act standards.
- s. Page M-26, first paragraph: Implementation of the roadway design standard will ensure facilitate adequate pavement and improve on-street parking.
- t. Page M-26, second paragraph: The parking standards will could also be revised to reflect the Community Development Element's provision for mixed use development...
- u. Page M-26, third paragraph: The Downtown Village area east of Lemon Grove Avenue will should emphasize the orientation of traffic...This will assist in maintaining help create a pedestrian friendly atmosphere.
- v. Table M-2, "Roadway Classifications and Level of Service (LOS) Capacity Standards": Revise capacity standards for Class II Collectors to 16,000 ADT for LOS C, 20,000 ADT for LOS D, and 24,000 ADT for LOS E.
- w. Table M-3, "Specific Street Plans": Revise to specify cross-section for Massachusetts Avenue specific street plan to reflect revised classification (i.e., cross-section with two six-foot bike lanes and eight-foot sidewalks).
- x. Figure M-1, "Roadway Circulation Plan": Combine "Existing Specific Street Plan" and "Proposed Specific Street Plan" as "Specific Street Plan," both in the legend and on the map.
- y. Figure M-5, "Bikeway Plan": Change the title to "Bikeway System" and change College Avenue south of SR-94 to Class III Bicycle Route. Change College Avenue and Massachusetts Avenue under SR-94 to Class III Bicycle Routes. Also revise to indicate that Lemon Grove Avenue will maintain Class II Bike Lanes on each side but the median will be narrowed by four feet between Mt. Vernon Street and the City limits where needed to avoid parking impacts to residences on the southeastern side of the street. In addition, initially improve Canton Drive to a Class III Bike Route and upgrade to a Class II Bike Lane only if determined appropriate by future analysis.

- z. Figure M-6, "Pedestrian Corridors": Show the planned pedestrian trail within the recently approved subdivision within the previous STA IV identified by the 1980 General Plan.
- aa. Bicycle Facility Sub-Element, Page B-26: Under the first bullet, change "Broadway" to "Federal Boulevard/Broadway."
- bb. Page B-26: Revise the phasing plan to reflect the modified bicycle path classifications.
- cc. Page B-31, fifth bullet: Change "signage" to "signs."
- dd. Page M-25: Add reference to planned trail in new subdivision in the old Special Treatment Area IV...Bicycle Facility Sub-Element - Figure B-3, "Activity Centers": Correct inconsistencies between the legend and the map.
- ee. Bicycle Facility Sub-Element, Figure B-4, "Roadway Circulation Plan": Combine "Existing Specific Street Plan" and "Proposed Specific Street Plan" as "Specific Street Plan," both in the legend and on the map. Also revise to reflect the updated roadway classifications.
- ff. Bicycle Facility Sub-Element, Figure B-7, "Bikeway Plan": Change the title to "Bikeway System" and change College Avenue south of SR-94 to Class III Bicycle Route. Change College Avenue and Massachusetts Avenue under SR-94 to Class III Bicycle Routes. Also revise to indicate that Lemon Grove Avenue will maintain Class II Bike Lanes on each side but the median will be narrowed by four feet between Mt. Vernon Street and the City limits where needed to avoid parking impacts to residences on the southeastern side of the street. In addition, redesignate the facility on Canton Drive from Class II Bike Lane to Class III Bike Route. In addition, initially improve Canton Drive to a Class III Bike Route and upgrade to a Class II Bike Lane only if determined appropriate by future analysis.
- gg. Figure B-8, "Implementation Phases": Revise to reflect the modifications to the Bicycle System.
- hh. Bicycle Facility Sub-Element, Table B-1, "Description of Bicycle Facilities": Revise to reflect the modifications to the Bicycle System.
- ii. Bicycle Facility Sub-Element: Change the name of the Sub-Element to "Bicycle Facilities Sub-Element."
- jj. Bicycle Facility Sub-Element, Appendix B: Update the cross-section figures to reflect the modifications to the Roadway Circulation Plan and Bicycle System.

- kk. Page M-19, last paragraph: Traffic safety is also an important issue for the City. The City will strive to maintain safe traffic flow throughout the City, particularly in neighborhoods and near schools. ~~The City's Accident Data Base will facilitate the identification of high accident locations. The intersection of Massachusetts Avenue/Lemon Grove Avenue has been identified as a high accident location due to its confusing five-legged intersection operations.~~ The City will pursue the implementation of planned improvements at this intersection and develop improvement programs for other high accident locations...
- ll. Page M-19, fifth paragraph: ~~With future growth in traffic and the closure of the SR-94 ramps at Grove Street, delays and congestion will likely increase at this location. A detailed analysis of this intersection will be completed by the City and the full impacts of the trolley crossing be identified.~~
- mm. Page M-20, first paragraph: In addition, at intersections and along curves with sight distance problems, landscaping and street lighting ~~will~~ **should** be designed to ensure greater visibility...
- nn. Page M-21, second paragraph: The existing SR-94 freeway ramps at Grove Street will be closed with the construction of SR-125. This will result in higher traffic activity at the remaining SR-94 interchanges. ~~Thus, the City will make the planned Massachusetts Avenue/SR-94 signalization project a priority. This~~ **The Massachusetts Avenue/SR-94** intersection has heavy turning movements and results in long delays. Studies to improve traffic operations at ~~this intersection and the College Avenue and Lemon Grove Avenue locations~~ **will** **should** be pursued.
- oo. Figure B-3: Correct legend for high schools.
- pp. Page B-31, second paragraph: As part of the implementation of the Bikeway Plan, the City of Lemon Grove ~~will~~ **should** distribute driver safety tips...
- qq. Page B-30, last paragraph: The City ~~will~~ **should** utilize a Safety Awareness Program...
- rr. Page B-31, fourth paragraph: In order to teach this responsibility, the City ~~will~~ **should** provide safety tips through the City newsletter...

12.5 RECOMMENDED PUBLIC FACILITIES ELEMENT MODIFICATIONS

- a. Revise the discussion of the Lemon Grove Sewer District to indicate that 1) annexing property to the Lemon Grove Sanitation District is a change of organization, and that 2) the annexation would require processing by the Local Agency Formation Commission.

- b. Page PF-4, Policy 2.1: In conjunction with the power service provider(s), ~~help~~ identify power infrastructure improvements required for existing and new development.
- c. Page PF-5, Policy 5.4: ~~Maintain~~ ~~Continue supporting~~ a local law enforcement office to enhance public safety.
- d. Page PF-6, Policy 7.2: ~~Relocate~~ ~~Consider relocating~~ the library to the planned civic center to increase its role as a community center.
- e. Page PF-8, first paragraph: The Lemon Grove Sanitation District will ~~identify~~ ~~continue to identify~~ damage and deteriorated lines...
- f. Page PF-8, second paragraph: For new development and redevelopment projects, the Lemon Grove Sanitation District ~~and developers~~, ~~with assistance from the developer~~ will identify necessary infrastructure improvements...
- g. Page PF-11, first paragraph: ~~The City will designate m~~ Major streets should be targeted for underground lines and specific projects planned in coordination with the appropriate providers, ~~and coordinate undergrounding other utility lines along the streets with the appropriate providers.~~
- i. Page PF-11, fourth paragraph: To avoid community impacts, the City will ~~require~~ ~~promote~~ co-locating new cellular and wireless facilities with existing utility infrastructure, locating facilities in non-residential areas, and facility designs that blend in with the surrounding ~~environs~~ area.
- j. Page PF-12, third paragraph: The City ~~will~~ ~~should~~ also continue to support and help recruit for ~~citizen crime prevention programs~~ like the Retired Senior Volunteer Patrol (RSVP) ~~and Neighborhood Watch.~~
- k. Page PF-15, fifth paragraph: By participating in County Library planning programs, the City ~~will~~ ~~can~~ request books, facilities and state-of-the-art information services...
- l. Page PF-16, first paragraph: The City ~~will~~ ~~should~~ assist the Friends in these endeavors...
- m. Figure PF-2, "Public Services Facilities": Correct inconsistencies between the legend and the map.
- n. Page PF-12, second paragraph: Delete "The service standard consists of a six minute response time."

- o. PF-12, third paragraph: Delete "The standard is a five-minute response time for priority one calls and an eight-minute response time for priority two calls."

12.6 RECOMMENDED SAFETY ELEMENT MODIFICATIONS

- a. Page S-4, under City of Lemon Grove Codes - Add the Uniform Fire Code to the list of codes.
- b. Page S-5, Policy 1.3: ~~Help~~ prevent future slope ~~failure~~-slippage through adequate planning.
- c. Page S-5, Policy 2.1: ~~Work to~~ ~~improve~~ drainage along Federal Boulevard and in other areas subject to localized flooding.
- d. Page S-5, Policy 2.2: ~~Consider participating~~ ~~Participate~~ in the National Flood Insurance Administration program.
- e. Page S-6, Policy 4.1: ~~Ensure~~ ~~Encourage~~ proper use, storage and disposal of hazardous materials.
- f. Page S-6, Policy 4.3: ~~Control~~ ~~Discourage~~ the occurrence of hazardous materials in populated areas.
- g. Page S-6, Policy 4.4: ~~Help~~ ~~Facilitate~~ clean-up of contaminated sites.
- h. Page S-6, Policy 5.4: ~~Work to~~ ~~Reduce~~ the potential for drug dealing and gang activity around schools.
- i. Page S-6, Policy 5.5: Require ~~that~~ new development ~~to deter~~ crime ~~to the extent possible~~.
- j. Page S-8, third paragraph: ...the City ~~will~~ ~~should~~ also help educate the community about building reinforcement strategies. The City ~~will~~ ~~should~~ show leadership by ensuring that all City-owned buildings meet current seismic codes.
- k. Page S-8, fourth paragraph: In other districts, moderate slopes exist and residents occasionally report localized slope ~~failures~~ ~~instability~~. ~~The City will monitor and map~~ ~~Slope slippage stability problems should be monitored and mapped and the City can~~ assist property owners in planning remedial actions.

- l. Page S-8, fifth paragraph: ~~The City will require that proper geotechnical engineering techniques are should be~~ incorporated into development projects affected by shrink-swell soils.
- m. Page S-8, sixth paragraph: Appropriate geotechnical engineering studies will be required for projects involving grading and landform alteration. ~~The City will ensure implementation of all mitigation measures needed to reduce potential geologic hazards.~~
- n. Page S-10, fourth paragraph: To allow local property owners to obtain federal flood insurance, the City will ~~participate~~ ~~consider participating~~ in the National Flood Insurance Administration (NFIA) program...
- o. Page S-15, second paragraph: Regularly monitoring water pressure throughout the City will ~~ensure help facilitate~~ sufficient flows for fighting fires...must incorporate fire safety features such as smoke detectors and alarms, automated sprinklers, well-marked, ~~and~~ accessible exits.
- p. Page S-15, fourth paragraph: When issuing business licenses, the City ~~will ensure plans to check~~ that the appropriate permits for hazardous materials have been obtained from the regulatory agencies.
- q. Page S-15, fifth paragraph: The City ~~will also establish~~ ~~also anticipates establishing~~ routes for the transport of hazardous materials, ~~also~~-avoiding populated areas.
- r. Page S-16, first paragraph: ...the proper disposal ~~and storage~~ of household hazardous materials.
- s. Page S-16, second paragraph: To avoid land use constraints and conserve environmental quality, the City will ~~help to~~ coordinate clean-up efforts between HMMD and property owners...
- t. Page S-16, third paragraph: Controlling crime is essential to community stability and productivity. ~~Long term data indicates that local crime levels have not been significantly lower or higher than other San Diego cities.~~ The most common crimes in Lemon Grove consist of commercial, residential, and vehicle burglaries. The greatest number of burglaries, thefts and robberies transpire in the Broadway commercial corridor. ~~In addition to reducing the occurrence of these property crimes, crime prevention efforts should address issues such as domestic violence, juvenile delinquency and alcohol-impaired driving. Gangs and related criminal activities has been extremely low or non-existent. The historic absence of gang activity is remarkable given the City's location adjacent to urban areas afflicted with gangs.~~ As the greater San Diego

region continues to urbanize and the population continues to diversify, crime prevention in Lemon Grove will grow in importance to maintain public safety.

- u. Page S-16: Insert the following as the second paragraph under Crime.

A variety of tactics should be used to prevent crime, promote the well-being of residents, and maintain a stable community. These tactics include:

- Supporting crime prevention programs, such as Neighborhood Watch and the Retired Senior Volunteer Patrol, and community education about new laws and crime prevention measures for personal, family, property and business security.
- Publication of local crime statistics, including type and location of incidents.
- Encouraging residents to utilize free public crime prevention services such as the Commercial Security Consultation and Residential Security Consultation through the Sheriff's Department.
- Enforcement of laws and ordinances regarding public disorder, loitering and alcohol use.

Another important effort to prevent crime as well as improve public health and safety should be the development of a community-wide network of public and private agencies, organizations, businesses and individuals. Such a network could collect and analyze local data on social problems, define early intervention methods, exchange information and develop strategies to foster the long-term well-being of all community members.

- v. Page S-17, first bullet: Programs facilitating increased interaction between youth and ~~seniors-adults~~.

- w. Page S-17, first paragraph: ~~Teenagers~~ Youth need options for positive activities as alternatives to antisocial behavioral. To deter youth from ~~drug use~~ alcohol and other ~~drug use~~, gang involvement and vandalism, the City will encourage and provide recreational, educational and prevention programs through forums like the schools, churches, ~~civic organizations~~ the Lemon Grove Project, Teens With a Cause, D.A.R.E., and other civic programs and organizations. After-school programs capturing the

~~diverse interest of youth are essential~~ Graffiti removal and prevention will continue to be a priority to reduce the potential for gang activity.

- x. Page S-17, second paragraph: Each year, the City ~~will~~ ~~should~~ ~~work with the Sheriff's Department and broader community to identify crime areas and issues with the Sheriff's Department and develop strategic plans~~ ~~responses~~.
- y. Page S-17, first paragraph: Accomplishing emergency preparedness will ~~require~~ ~~involve~~ the following steps...
- z. Page S-16: Change the heading "Crime" to "Crime Prevention."

12.7 RECOMMENDED NOISE ELEMENT MODIFICATIONS

- a. Page N-4, Policy 1.3: ~~Work to~~ ~~Sstabilize~~ traffic volumes in the neighborhoods.
- b. Page N-4, Policy 2.4: ~~Require~~ ~~Encourage~~ the enforcement of vehicle noise standards and speed limits.
- c. Page N-4, Policy 2.5: ~~Minimize~~ ~~Promote the reduction of~~ unnecessary trolley noise.
- d. Page N-5, Policy 3.1: ~~In mixed use areas, plan for acceptable interior noise levels. Ensure that interior living spaces are adequately insulated from noise generated by nearby commercial and transportation uses.~~
- e. Page N-11, second paragraph: The City will implement established noise standards indicating which types of land uses are compatible with varying levels of noise ~~to the extent feasible~~.
- f. Page N-11, fourth paragraph: ...through ~~reinforced~~ ~~extra~~ insulation, treated windows and ventilation systems.
- g. Page N-13, first paragraph: The best way to preserve ~~peace and~~ quiet in the neighborhoods...
- h. Page N-14, first sentence: The City will monitor planning and construction of the freeway to ~~help~~ ~~make sure that all of the required mitigation measures are properly implemented~~.
- i. Page N-14, fourth paragraph: Active enforcement of the ordinance will help maintain ~~peace and~~ quiet. The City ~~will~~ ~~should~~ educate the community about the ordinance to encourage conformance as well as reporting of possible violations.

- j. Page N-15, first sentence: The City will ~~ensure~~~~require~~ that future residential development within the STAs conforms to the Title 24 interior noise standards and require appropriate measures to reduce noise.

12.8 RECOMMENDED CONSERVATION AND RECREATION ELEMENT MODIFICATIONS

- a. Page CR-6, Policy 1.1: Identify historic properties in the City and ~~consider~~ adoption of a historic preservation plan.
- b. Page CR-6, Policy 1.2: ~~Strive to~~ educate the public about the community's heritage.
- c. Page CR-6, Policy 1.3: ~~Promote Document the~~ "oral history" of the City and ~~through documentation of~~ stories about the early days.
- d. Page CR-6, Policy 1.4: ~~Establish Encourage~~ a historical museum, preferably within the planned civic center.
- e. Page CR-6, Policy 3.1: ~~Minimize Limit~~ impacts to the remaining biological habitat.
- f. Page CR-7, Policy 6.2: Comply with ~~current~~ federal and state water quality programs.
- g. Page CR-8, Policy 8.4: ~~Strive to~~ minimize pollutants from new development.
- h. Page CR-8, Policy 8.5: Participate in regional air quality planning and ~~help to~~ implement regional plans in Lemon Grove.
- i. Page CR-9, Policy 9.2: ~~Consider establishing~~ parks in neighborhoods that presently lack nearby public recreation facilities.
- j. Page CR-9: Heading - Aesthetics and Public Health ~~Open Space~~
- k. Page CR-10, third paragraph: Revise the discussion regarding historic preservation to indicate that the Historical Society's list of historic sites is only included for informational purposes and has not been sanctioned as complete or accurate. Also revise the discussion regarding historic preservation to indicate that the Historical Society's list of historic sites is only included for informational purposes and has not been sanctioned as complete or accurate.
- l. Page CR-10, fourth paragraph: With the assistance of the Lemon Grove Historical Society, the City ~~will plans to~~ conduct a citywide comprehensive survey of historic sites. The survey ~~shall should~~ include assessing the significance of historic sites...Sites with

local significance ~~will should~~ be identified. Following the survey, the City ~~should consider will~~ developing a Historic Sites List and adopt a Historic Preservation Ordinance...

- m. Page CR-10, fifth paragraph: To perpetuate the historic feeling in Lemon Grove, the City, with the help of the Lemon Grove Historical Society and other civic groups, ~~anticipates launching will launch~~ an oral history program to record these stories. Signs ~~will should~~ be placed on the properties...The City ~~will should~~ also work with the Lemon Grove Historical Society to establish a museum for collected relics and artifacts. The museum should be located in the planned civic center to optimize its contribution to community life.
- n. Page CR-12, second paragraph: Further impacts to the habitat areas shown in Figure CR-1 ~~will should~~ be avoided.
- o. Page CR-15, second paragraph: In addition to implementing the SRRE, periodic City newsletter articles ~~will can~~ increase awareness of recycling...
- p. Page CR-15, third paragraph: Each year the City will ~~sponsor support~~ Helix Water District's a-water conservation month ~~in coordination with Helix Water District to~~ increase awareness about the need to efficiently use water and provide information about water conservation strategies...~~An ordinance requiring plumbing retrofits during the resale of property will be investigated and considered~~
- q. Page CR-15, last paragraph: To reduce the level of pollutants in local runoff, the City will ~~ensure that pursue implementation of~~ all applicable requirements of the National Storm Drain Elimination Permit System (NPDES) ~~system are implemented~~, including the General Construction Activity Storm Water Permit and the Areawide Municipal Storm Water Permit. The City ~~will could~~ also conduct annual campaigns to educate the community about reducing pollutants in runoff, and serve as a local "clean water" leader by implementing strategies to reduce runoff pollutants from public areas.
- r. Page CR-16, second paragraph: New development including public projects will incorporate energy efficient equipment and building techniques - ~~such as site design, structural orientation and building materials - to reduce overall power consumption to the extent possible. to reduce overall power consumption. Site design, structural orientation and building materials influence energy requirements.~~
- s. Page CR-17, second paragraph: Given the limited availability of land for new parks, the City ~~will plans to~~ invest in the maintenance and improvement of existing parks and selectively pursue options for new parks.

- t. Page CR-17, third paragraph: A Parks Master Plan ~~will~~ should be prepared... The Master Plan ~~will~~ should emphasize equal geographic distribution of recreational facilities...
- u. Page CR-17, fourth paragraph: Park planning ~~will~~ should particularly emphasize facilities for active recreational pursuits...
- v. Page CR-18, second paragraph: ~~The City will also prepare a~~ A Recreation Strategy Plan ~~could be useful to explore alternatives for expanding recreational options, which could involve such as~~ fund-raising techniques, co-sponsoring programs with local organizations and agencies, increased use of volunteers, and identifying opportunities for commercial recreational facilities and activities.
- w. Page CR-18, last section: Heading - Aesthetics and Public Health ~~Open Space~~
- x. Figure CR-2, "Parks and Recreation Facilities": Change "Berry City Park" to "Berry Street Park."

12.9 RECOMMENDED GENERAL PLAN IMPLEMENTATION MANUAL MODIFICATIONS

- a. Community Development Program No. 6: Change name of STA IV to "Western Central Avenue Residential."
- b. Community Development Program No. 8: Replace the implementation program for STA VI, Skyline Commercial Center, with the following program for STA VI, Central Lemon Grove Avenue. Development in the STA shall be subject to the following policies:
 - 1. Require a geotechnical study and incorporation of appropriate measures to protect the stability of the steep embankment at the rear of lots to the south as well as the geologic stability of both the new development and adjacent properties.
 - 2. Require a traffic study to identify access points from Lemon Grove Avenue that minimize disruptions to traffic flow.
 - 3. Relinquish vehicle access from Noble Street.
 - 4. Limit the height of new structures to three stories and 35 feet, whichever is more restrictive.

- c. Add the following program as Community Development Program No. 10 and re-number the subsequent programs: Require that residential development within STA VIII conform to the following policies:
1. Permit development of single lots at a density of 14 dwelling unit per one acre.
 2. Allow development according to the Medium/High Density Residential designation (29 dwelling units per one acre) where lots have a minimum of 100 feet of frontage on a public street and a minimum size of 15,000 square feet.
 3. Limit development within STA VIII to a maximum of two stories in height or 25 feet, whichever is more restrictive.
- d. Community Development Program No. 13: Require the integration of new development with the surrounding neighborhood through the use of the traditional architectural and site designs found in Lemon Grove characteristics that reflect and are compatible with the scale, design characteristics, building orientation, landscaping, building materials and color of nearby residences. Avoid development projects that look completely different from the surroundings or are isolated from the adjacent areas due to poor site design should be avoided.
- e. Community Development Program No. 22: Change to "New condominiums and apartments must positively contribute to the surrounding neighborhoods through the use of architectural and design characteristics that reflect and are compatible with the scale, design characteristics, building orientation, landscaping, building materials and color of nearby residences."
- f. Community Development Program No. 29: Change "Lemon Grove" to "Lemon Grove Avenue."
- g. Community Development Program No. 36, Companion Agencies: Add "City of La Mesa."
- h. Mobility Program 4, Traffic Impact Assessment: Add "The City will also require enhanced traffic review for substantial discretionary projects according to the Congestion Management Program guidelines."
- i. Mobility Program No. 32, CMP Compliance Program: Add the following program:
- Program:** Determine City compliance to the Congestion Management Program (CMP) requirements using the self-certification process every two years. This process includes a checklist of items to determine if Lemon Grove is in

compliance with the CMP. The minimum CMP conformance items that the City must undertake are listed in the 1991 CMP, 1994 CMP Update and 1994 CMP/TIR Guidelines.

- j. Public Facilities Program No. 4, "Sewer System Upkeep and Planning": Under "Program" and "Funding Source," replace "City" with "Lemon Grove Sanitation District."
- k. Public Facilities Program No. 7: Revise to indicate that 1) annexing property to the Lemon Grove Sanitation District is a change of organization, and that 2) the annexation would require processing by the Local Agency Formation Commission.
- l. Public Facilities Program No. 17: In the title and under "Program," change "mutual aid agreements" to "automatic and mutual aid agreements." Under "Companion Agencies," add "Heartland Community Facilities Authority."
- m. Safety Section - add the following as Program No. 20, title it "Crime Prevention," and re-number the other programs:

Promote the well-being of residents, maintain a stable community. Strategies could include:

- Supporting crime prevention programs, such as Neighborhood Watch and the Retired Senior Volunteer Patrol, and community education about new laws, and crime prevention measures for personal, family, property and business security.
 - Publication of local crime statistics, including type and location of incidents.
 - Encouraging residents to utilize free public crime prevention services such as the Commercial Security Consultation and Residential Security Consultation through the Sheriff's Department.
 - Enforcement of ordinances regarding public disorder, loitering and alcohol use.
- o. Safety Section - add the following as Program No. 21, title it "Community Network," and re-number the other programs:

Promote a community-wide network of public and private agencies, organizations, businesses and individuals. Such a network should collect and analyze local data on social problems, define early intervention methods, exchange information and develop strategies to foster the long-term well-being of all community members..

- p. Conservation and Recreation Program No. 2: Add coordination with the state Office of Historic Preservation on historic preservation incentive programs to benefit local preservation efforts.
- q. Conservation and Recreation Section - add the following as Program No. 16, title it "Water Conservation Retrofits," and re-number the other programs:

Investigate the adoption of an ordinance requiring water-efficient plumbing retrofits during the resale of residential, commercial, office, business and industrial properties.

- r. Community Development, Program 3: Add the following to the list of components to address in the Downtown Village Specific Plan:

1. Investigation of the potential of artisan and craft production studios in the Downtown Village.
2. Research of the cultural and land use history of downtown, and incorporation of historical trends in the specific plan land use plan and architectural guidelines.
3. Strategies to facilitate the economic use of historic buildings.

- s. Community Development, Program 5: first bullet - ~~New development shall exclusively consist of large lot retail uses, on parcels comprising at least one block or having a minimum area of three acres. Encourage large lot retail uses on parcels comprised of at least one block or having a minimum of three acres~~

- t. First Program in Introduction (Page I-4) - revise as follows:

Program: Prepare an annual report that assesses progress made in implementing the *General Plan* and *Master Environmental Impact Report* mitigation program. The *General Plan Implementation Manual* shall serve as the basis for preparing the report. The City will review the status of each implementation program in the manual, particularly those programs required as *Master EIR* mitigation measures. Prior to finalizing the annual report, a joint City Council and Planning Commission meeting shall be conducted where the community can comment on the status of General Plan implementation and the

~~priority of implementation programs.~~ The annual report shall accomplish the mitigation monitoring requirements established by Section 21081.6 of the Public Resources Code.

The annual review of the *Implementation Manual* may indicate that some changes may be necessary to increase the effectiveness of the implementation programs. Part of the annual report will include recommendations for revisions to the manual. The City Council can only approve revisions if 1) the revisions are consistent with the *Lemon Grove General Plan*, and 2) the revisions will ensure mitigation of the impacts identified in the *Master EIR*.

- u. Community Development, Program 3: ~~Require the preparation of a specific plan for~~ The City anticipates preparing a specific plan for STA I, Downtown Village, that ~~includes~~ should address the following components:

- ~~In accordance with the mixed-use designation, the specific plan shall establish development regulations to implement the mixed land use concept, wherein a combination of shops, offices, civic facilities and multi-family residential development is encouraged within the same building, site or block. When mixed uses occur in the same building, the ground floor should be devoted to retail uses while using the upper floors for offices and/or residences.~~
- ~~A major component will consist of incentive programs to assist businesses in redevelopment, facade enhancement and architectural renovations; signage upgrades and streetscape improvements; and development of second- and third-story mixed uses. Emphasize incentives to encourage housing development within the village; must be emphasized.~~
- Entertainment uses such as restaurants, outdoor eateries, book and record stores, galleries and hobby shops ~~will be promoted.~~
- ~~Use of the~~ The existing civic facilities and park as well as the future civic center shall act as critical village components that will ~~to~~ heighten activity and community interaction.
- A village marketing program ~~will be developed~~ in close coordination with the downtown businesses. The program should be diverse, strive to better position the village as a regional shopping center, and include a downtown merchants association with the purpose of collaborative management, promotions and advertising.

- Local and regional activities, such as parades, farmers markets and festivals within the village, ~~will be planned~~ to create activity and generate business for the merchants.
- Locations for enhanced pedestrian access and crossings in addition to bicycle facilities ~~will be identified~~. Storefront enhancements and circulation patterns (sidewalks, parking, transit access) ~~should~~ to encourage walking throughout the village.
- Any additional parking needs required to accommodate the increased development ~~will be identified~~. Acquisitions needed for additional parking areas ~~will~~ ~~should~~ be identified, and the City ~~will~~ ~~should~~ consider reducing parking standards for mixed-use development in conjunction with the planning and implementation of public parking areas.
- ~~Appropriate relocation assistance for~~ Residents and business owners who are involuntarily displaced by public land acquisitions ~~must receive appropriate relocation assistance~~ per the requirements of the California Community Redevelopment Law.
- Architectural, landscape, signage and lighting guidelines ~~shall be developed~~ for both private and public areas, reflecting Lemon Grove's small town image while enhancing and unifying the retail commercial uses along Broadway. The use of art to enhance public areas will be considered.
- Pedestrian amenities ~~will be designed~~ to focus shoppers' attention towards shops and stores.
- ~~Complete a~~ An automobile traffic study and pedestrian movement plan ~~that eliminates to help eliminate~~ conflicts with automobiles, encourages transit use, and includes pedestrian crossings along Broadway that are safe and aesthetically pleasing. Pedestrians should be given equal consideration at all roadway intersections. The specific plan ~~will~~ ~~should~~ explore architectural, pavement and landscape treatments that create more sidewalk space and enhance pedestrian movement while facilitating traffic safety, parking and through movement of automobiles.
- To promote the village as an entry to Lemon Grove and a shopping destination, ~~define~~ village entry points and edges ~~will be defined~~ to create a sense of arrival similar to regional shopping centers.

- Since the village serves as one of the major entries to Lemon Grove, ~~address~~ the appearance and traffic movement at the intersections of Lemon Grove Avenue, North Avenue and the SR-94 freeway ~~will be addressed~~.
- To ensure consistent implementation of the design concepts, ~~consider~~ ~~establishing~~ the ~~specific plan will establish~~ a design review process for architectural design and plan implementation.

v. Community Development, Program 4: ~~Require the preparation of a~~ A specific plan for STA II, Massachusetts Station, ~~should be prepared which to addresses~~ the following policies:

- To foster the relationship between the residential and commercial activities and trolley ridership, development within the STA should relate to the trolley station through design, access, landscaping, architectural theme and/or signage. Moreover, the STA should serve as the focal point for the southern portion of the City.
- The residential component will consist of condominiums and/or apartments, and ~~shall~~ ~~should~~ not exceed the density established by the underlying land use category ~~established in Table CD-1 of the Community Development Element~~.
- The neighborhood commercial component will consist of stores and services serving the daily needs of the surrounding neighborhoods. Uses may include a grocery store, pharmacy, dry cleaner, laundromat, video rental, shoe repair, delicatessen and child care.
- Building heights ~~shall~~ ~~should~~ not exceed the elevations of the adjacent residences to reduce impacts to nearby neighbors.
- ~~Encourage~~ ~~The developer shall be highly encouraged~~ to reduce the elevation of a portion of the site to the approximate elevation of Main Street using appropriate grading techniques. This ~~will~~ ~~would~~ significantly increase the visibility and viability of the new stores and facilities. Reducing the elevation ~~will~~ ~~would~~ also increase the permitted building heights established above.
- ~~Strive to~~ ~~Implement~~ recommendations to improve automobile safety at the intersection of Massachusetts and Lemon Grove Avenues.
- Study options to enhance pedestrian crossing from the STA to the Massachusetts trolley station.

- ~~Include~~ The site plan, building sizes, residential densities, design concepts, grading plan, infrastructure improvements and landscaping ~~included in the specific plan shall reflect~~ in addition to the above requirements.
 - Consider assisting the development of housing with the Community Development Agency's Low/Moderate Income Housing Set-Aside Fund.
- w. Community Development, Program 5: Ensure that future development within STA III, Regional Commercial, ~~substantially~~ conforms to the following policies:
- New development shall exclusively consist of large-lot retail uses, on parcels comprising at least one block or having a minimum area of three acres.
 - ~~Promote~~ The retail uses ~~must that~~ serve local residents and attract regional shoppers, and ~~permit~~ accessory or ancillary uses ~~will be permitted if they contribute~~ contributing to the development and maintenance of a modern retail sales district.
 - ~~The~~ ~~Strive for~~ architecture and site design ~~must that~~ enhances the surrounding area and overall Broadway commercial corridor. The bulky appearance of large buildings ~~shall should~~ be reduced using architectural details, and varied facades, roof lines and building materials. ~~Landscaping shall be required~~ ~~Require landscaping~~ to soften and mask large buildings, break up uniform parking areas and beautify the Broadway commercial corridor.
 - ~~Permit~~ The large retail stores ~~should to~~ be visible from the SR-94 freeway without diminishing the visual image of the City from the freeway. ~~Regulate~~ ~~Signage shall be regulated and~~ and ~~require~~ landscaping and architectural details ~~will be required as necessary~~ to avoid unsightly views of the backs of buildings.
 - ~~Use~~ The redevelopment process ~~can be used~~ as appropriate to assist projects with significant community benefits as needed (i.e., assistance with infrastructure improvements, lot consolidation, relocation, etc.).
 - Residents and businesses who are involuntarily displaced by public land acquisitions must receive appropriate relocation assistance per the requirements of the California Community Redevelopment Law.
- x. Community Development, Program 6: ~~Require preparation of a~~ A master plan addressing the following policies ~~should be required for development within STA IV~~

- Consistent with the Land Use Plan in the Community Development Element, ~~restrict residential development shall not exceed to a maximum of four dwelling units per acre and lots shall consist of a minimum of 10,000 square feet.~~
 - ~~Require designation of the~~ The ravine and appropriate buffer ~~shall be designated as open space to protect the drainage and avoid potential impacts from flooding.~~
 - ~~Require employment of S~~sensitive grading techniques ~~shall be employed to preserve the visual character of the topography.~~
 - The architecture, lot layout and building materials ~~must~~ ~~should~~ be compatible with the residential development in surrounding neighborhoods.
 - The site plan, design concepts, grading plan, infrastructure improvements and landscaping ~~shall~~ ~~should~~ reflect the above policies.
- y. Community Development, Program 7: Future activity in STA V shall conform to the following policies:
- ~~New businesses must consist of car dealerships and related automotive services and shops. Independent automotive shops will be allowed on smaller lots. Only permit car dealerships and related automotive services and shops.~~
 - ~~Require M~~measures to reduce impacts to nearby residents ~~will be required of new businesses, and the City will monitor ongoing businesses to ensure that for conformance with all applicable regulations and conditions~~ ~~are implemented.~~
- z. Community Development, Program 10: Encourage clean and safe neighborhoods in the following ways:
- Enforce Abandoned Vehicles, Vehicle and Equipment Storage Ordinance.
 - Enforce the City Weed Control and Waste Matter Ordinance.
 - Co-sponsor ~~programs like~~ the annual Paint Lemon Grove day where community members volunteer to clean-up and refurbish a targeted area. In addition to beautifying and stabilizing the subject block, the event provides leadership, educates the community about the importance of property maintenance, and motivates others to take similar actions.

- Continue to co-sponsor the annual solid waste collection day for large, bulky items.
 - When building code and Zoning Ordinance violations are identified, require the necessary improvements to bring the structure into compliance.
- aa. Community Development, Program 12: Monitor residential treatment facilities and group homes present in the neighborhoods to help minimize neighborhood nuisances and disruptions. Consider recording Record complaints made by neighbors and contact facility residential treatment facility managers as needed to discuss the complaints and remedial actions. While the City cannot regulate smaller group homes, monitor complaints and contact the operators and appropriate licensing agencies as needed to report nuisances as well as health and safety inadequacies.
- bb. Community Development, Program 14: Continue to monitor the Broadway retail commercial activity outside of the STAs and support redevelopment. Consider assisting projects providing public benefit with funds from the Community Development Agency as feasible, and prioritize-strive for the establishment of medical and dental offices to offset the current deficit of such services.
- cc. Community Development, Program 17: Promote revitalization of the Federal Boulevard industrial district which could include the following in the following ways:
- dd. Community Development, Program 18: The City will compel strongly encourage property and business owners to ameliorate dilapidated properties in the highly visible industrial district as follows: which could include the following
- ee. Community Development, Program 19: Continue permitting a mix of residential and business uses at the eastern extension of Broadway. To minimize community impacts, monitor the freeway construction to ensure that including an assessment of whether Caltrans properly implements the mitigation measures required in the project Environmental Impact Report. In addition, work with Caltrans to ensure that limit any future development within the freeway right-of-way is to uses that are compatible with surrounding uses and the General Plan. Monitor reversion of right-of-way for development, and amend consider amending the General Plan to establish any land use policies needed to facilitate compatible development.
- ff. Community Development, Program 20: Require that any future Strive for residential development within the existing Skyline neighborhood commercial area be that it compatible with the architecture and scale of the surrounding neighborhood. The area is part of the Redevelopment Project Area, therefore consider assisting redevelopment

with the Low/Mod Income Housing Set-Aside Fund to help meet the housing requirements established by the California Community Redevelopment Law.

- gg. Community Development, Program 21: ~~Ensure that any further~~ Further development within the Village Grove Specific Plan and Broadway Commercial Project Specific Plan areas ~~are~~ ~~should be~~ consistent with the development regulations set forth in the plans. Consider amending the specific plans if property owners want to deviate from the original development regulations ~~and the proposed development largely conforms to the goals of the General Plan.~~
- hh. Community Development, Program 22: ~~Require future~~ Future projects to ~~should~~ provide quality housing opportunities and uplift the aesthetics of surrounding areas by ~~insuring that projects conform to the following policies:~~ ~~implementation of the following guidelines.~~
- ii. Community Development, Program 23: Continue to ~~attempt to~~ implement the Lemon Grove Housing Element, and periodically update the element to reflect population and development trends as required by state law.
- jj. Community Development, Program 26: ~~Strive to implement~~ ~~implement~~ the following outreach programs:
- kk. Community Development, Program 27: Encourage business growth ~~in the following ways:~~ ~~through proactive strategies like the following.~~
- ll. Community Development, Program 28: ~~Enhance~~ Continue enhancing and better defining gateways ~~as follows:~~ ~~with programs such as those below.~~
- mm. Community Development, Program 29: Designate Broadway and Lemon ~~g~~Grove Avenue as community boulevards, and ~~consider embellishing~~ ~~embellish~~ with distinctive landscaping, directional signage and banners.
- nn. Community Development, Program 30: To improve the views from the freeway and encourage people to visit the City, ~~implement the following programs:~~ ~~like the following~~
- oo. Community Development, Program 31: Beautify the City ~~by properly~~ ~~through~~ maintaining landscaping, ~~regularly~~ picking up trash and routinely cleaning hard surfaces in public areas. Because aggressive maintenance can tax the City's limited resources, promote and ~~help~~ organize volunteer clean-up programs. Coordinate with the school district to improve the appearance of neighborhood school buildings, landscaping and play yards.

- pp. Community Development, Program 32: Beautify the trolley corridor to increase visual qualities and encourage trolley ridership. ~~Landscaping~~ ~~Prioritize landscaping~~ the trolley right-of-way and median islands within Lemon Grove Avenue with trees, vines, shrubs and ground cover, from the SR-94 freeway to just south of the Massachusetts trolley station.
- qq. Community Development, Program 33: For continued beautification of Lemon Grove, ~~ensure that~~ new development ~~should~~ positively contribute to enhanced community aesthetics ~~throughout the City~~ by ~~providing~~ ~~requiring that development has the~~ appropriate site planning, pleasing architecture, landscaping, sign, lighting and other amenities. ~~Revise the~~ Zoning Ordinance ~~should be revised~~ to establish minimum design standards for all land use types. In addition, ~~evaluate~~ ~~establishing~~ a design review process for multiple-family residential, commercial, mixed-use, business and industrial development to enhance the appearance of the community.
- rr. Community Development, Program 34: Review all new development projects to determine if the projects will have adverse light and glare impacts. ~~Require~~ ~~Consider~~ ~~requiring~~ design methods to avoid or reduce light and glare impacts such as shielded light fixtures, judicious use of reflective surfaces including building materials, glass, and pavement surfaces, and inclusion of landscape elements such as trees for shade and ground covers to reduce ground surface glare.
- ss. Community Development, Program 35: To represent the City's ~~community's~~ best interest and play a pro-active role in developing regional planning strategies, implement the following strategies: ~~to the extent possible~~
- tt. Mobility, Program 1: ~~Strive to implement~~ ~~Implement~~ needed roadway improvements in conformance with the policies and direction provided by the City's Mobility Element. Improvement priorities ~~will~~ ~~should~~ focus on correcting current deficiencies and ensuring adequate roadway capacity as the City continues to buildout in the future.

Prepare improvement plans ~~as feasible~~ to address existing deficiencies. Review roadways that will likely need improvement to meet the growth in future travel demands, including Broadway, Federal and Palm Avenue.

For each identified improvement, ~~endeavor to~~ develop a financial program identifying cost, funding and implementation schedule, then include in the City's Capital Improvement Program and coordinate with other City and regional programs as necessary. ~~The City should~~ ~~Monitor~~ the project construction phase to ensure conformance with policies and design standards.

- uu. Mobility, Program 2: Maintain and update the Citywide Street Inventory ~~as needed~~, initially using information and data from the City's Mobility Element and expanding to provide a comprehensive computerized on-line roadway facility data base. The Citywide Street Inventory should include, as a minimum, existing and planned rights-of-way, existing and planned pavement widths, number of travel lanes, sidewalks, parking lanes, bikeway facilities, intersection traffic control, parking restrictions, and neighborhood character.
- vv. Mobility, Program 4: ~~Consider establishing~~ Establish guidelines for Traffic Impact Reports for the purpose of specifying analysis techniques and other requirements for the assessment of traffic impacts related to new development in the City Of Lemon Grove. Intersection capacity and Level of Service ~~shall~~ ~~should~~ be determined using techniques prescribed in the Highway Capacity Manual (Transportation Research Board). The City Engineer ~~shall~~ ~~should~~ have the final determination regarding appropriate utilization of the techniques included in the Highway Capacity Manual.
- Establish intersection Level of Service "D" as the minimum acceptable Level of Service. ~~No development project shall be approved which will increase~~ ~~As a general rule, do not approve development project increasing~~ the traffic on City intersections to a level ~~worse~~ ~~less~~ than a Level of Service "D" during the A.M. or P.M. peak hour without adequate mitigation.
- ww. Mobility, Program 5: Monitor local street traffic in the neighborhoods adjacent to Skyline Drive, Central Avenue and San Miguel Avenue, and if warranted develop specific traffic control plans for the purpose of increasing safety and discouraging non-local through traffic from using local streets. With construction of SR-125, monitor the impacts on local traffic in the neighborhood areas adjacent to Palm Avenue and Troy Street. If warranted, ~~develop~~ ~~evaluate~~ ~~developing~~ and implement a neighborhood traffic control plan. The development of neighborhood traffic control plans ~~shall~~ ~~should~~ consider raised medians to divert traffic from local streets, street pavement treatments including speed bumps, narrow pavement widths and additional stop signs and other traffic control techniques to limit speeds and through traffic.
- xx. Mobility, Program 6: ~~Conduct~~ ~~Consider~~ ~~conducting~~ a signal timing optimization and coordination study to improve traffic flows on Broadway and the adjacent cross-street intersections.
- yy. Mobility, Program 7: ~~Institute~~ ~~Evaluate~~ the merit and feasibility of instituting street access guidelines consistent with roadway functional classification. ~~Apply~~ ~~These~~ guideline ~~could be applied~~ to all new development and where feasible to redeveloping properties. Use the following ~~guidelines~~ ~~criteria~~ to ~~help~~ define appropriate access:

- ~~The City shall r~~Restrict individual driveway access along arterial roadways.
 - ~~Access to arterials shall be l~~imited ~~access to arterials~~ through the use of medians.
 - When permitted, ~~access along arterial and collector streets shall be located~~ ~~locate access along arterial and collector streets~~ a minimum of 250 feet from intersections.
 - Identify options for consolidation of existing driveways along existing arterial roadways for the purpose of eliminating driveway conflicts.
- zz. Mobility, Program 8: Continue to develop and utilize the Accident Data Base to identify high accident locations. ~~Once if a~~ a location has been identified as a high accident location, examine specific measures to improve safety, including but not limited to additional signage and/or lighting, pavement/stripping modifications, traffic control/signal improvements, and elimination of obtrusive landscaping.
- aaa. Mobility, Program 9: ~~Designate~~~~Anticipate designating~~ a system of truck routes utilizing Major Roads and Federal Boulevard. If based upon further review certain Class I Collectors are deemed desirable for truck access and found to be acceptable for truck traffic, they ~~shall~~ ~~should~~ also be designated as truck routes. ~~Strive to r~~Restrict truck access on all other roadways in the City. Routes for truck movement of hazardous materials ~~shall~~ ~~should~~ conform with SANDAG and Caltrans requirements.
- bbb. Mobility, Program 10: ~~At the intersection of Massachusetts Avenue and Lemon Grove Avenue, prioritize implementing~~ ~~In accordance with the previous identification of the above referenced intersection as a high accident location, implement~~ the planned improvements, including roadway striping and median modifications, as adopted by the City Council (BRW Report to City Engineer Les Ruh; April 10, 1995).
- ccc. Mobility, Program 11: ~~Plan to c~~Conduct a detailed traffic operational study for the purpose of identifying traffic signal phasing improvements in conjunction with the Trolley crossing.
- ddd. Mobility, Program 13: Continue to examine methods of improving access to and from SR-94, particularly due to closure of the Grove Street ramps with construction of the SR-94/SR-125 interchange. Coordinate with Caltrans to examine methods of restructuring existing interchanges at College Avenue, Massachusetts Avenue, and Lemon Grove Avenue to provide more direct and convenient access for the residents of Lemon Grove. These improvements ~~shall~~ ~~may~~ include the signalization of the Massachusetts/SR-94 as a priority project.

- eee. Mobility, Program 14: In coordination with Caltrans, monitor the construction of SR-125 with a specific focus on proper and acceptable implementation of mitigation measures as prescribed by the adopted Environmental Impact Report and related project documents. ~~If feasible, Implement~~ a SR-125 Public Information Program in conjunction with Caltrans, as part of the City Newsletter, for the purpose of disseminating key information about the project to the citizens of Lemon Grove.
- fff. Mobility, Program 15: ~~Undertake the development of Study options for developing~~ a comprehensive street maintenance program, including regular review of the street system to identify maintenance needs, and development of an annual prioritization program. Maintenance of streets with bike lanes, including regular street sweeping, ~~shall~~ ~~should~~ be considered a priority ~~prioritized~~ when identifying street maintenance needs.
- ggg. Mobility, Program 16: Where additional property is required for the street improvements identified in the Mobility Element, ~~the City should attempt to~~ fairly compensate property owners for acquired property at fair market value. During the planning phase of individual street improvement projects, ~~work the City should also consider working~~ with affected property owners to identify aesthetic impacts resulting in removal of mature trees, shrubs, fences and other landscape features, and establish a plan to offset the impact. The plan could include planting new trees or shrubs to replace those removed, and replacing fences.
- hhh. Mobility, Program 17: ~~Plan to m~~Monitor the construction of roadway-related improvements, including sidewalk, parking, bicycle facility, restriping, and specific intersection improvements to ensure adequate traffic control for vehicular and pedestrian access, and minimal disruption to surrounding residents, schools, public facilities, and business owners. ~~Coordinate t~~~~These should be coordinated~~ efforts with the contractor responsible for the improvements.
- iii. Mobility, Program 19: ~~Implement Encourage~~ new developments that incorporate design features which promote transit utilization, including mixed-use residential/commercial components and convenient access to bus stops and trolley stations. ~~Promote and e~~Coordinate with SANDAG for continued review of the Lemon Grove Avenue Trolley Station area as a possible demonstration site for implementation of transit supportive developments.
- jjj. Mobility, Program 20: ~~Select Study alternative a~~ design schemes for the City bus shelter program. Encourage aggressive implementation of bus shelters at transit centers and major bus stops. In conjunction with MTDB, review on an on-going basis the proximity of bus stop locations to schools, public facilities and other community activity centers. Required Master EIR Mitigation Measure: 4.2-43

- kkk. Mobility, Program 21: Continue to promote the provision of special needs transportation for the elderly and disabled population in Lemon Grove. Coordinate with San Diego County Transit to ~~ensure~~ ~~monitor the adequacy of~~ transit service to medical and related care facilities and senior centers in and around the Lemon Grove area. This ~~will should~~ include performance evaluations of the Lemon Grove Shuttle route to ensure adequate service since discontinuation of the Lemon-Grove Dial-A-Ride.
- lll. Mobility, Program 22: Undertake an aggressive program to encourage Lemon Grove commuters to utilize alternative transportation modes. ~~Publicize~~ ~~The program could include publicizing~~ transit services including the location of transit centers and park-and-ride lots in the City Newsletter and through major employers in the City. ~~Provide transit information at~~ ~~At Lemon Grove City Hall~~ ~~for the purpose of displaying and distributing transit route maps and schedules, bike route maps, and carpooling promotional materials as feasible.~~ Required Master EIR Mitigation Measure: 4.9-13
~~None~~
- mmm. Mobility, Program 23: ~~Adopt~~ ~~Strongly consider adoption of~~ the Bicycle Facilities Sub-Element as the Bikeway Plan for the City Of Lemon Grove. Coordinate with SANDAG and Caltrans and apply for funding in a timely manner.
- nnn. Mobility, Program 24: ~~Promote~~ ~~Attempt to promote~~ the provision of additional bicycle lockers at trolley stations and park-and-ride lots to provide additional opportunities for this alternative mode utilization for commute trips. ~~Provide~~ ~~Strive to provide~~ bike racks at local community facilities including the downtown, parks and recreational facilities. Consider the need to provide bicycle storage facilities at all new and redeveloping commercial, office, industrial, high density residential and public properties.
- ooo. Mobility, Program 25: Aggressively promote the Bicycle Safety Awareness Program as established in the Bikeway Plan. ~~Hold~~ ~~Attempt to hold~~ these programs at the beginning of every school year, and as needed to reinforce safety habits. Outreach to drivers and adults ~~will generally~~ ~~could~~ take the form of informational articles and updates in the City newsletters and through dissemination of information by community groups and organizations.
- ppp. Mobility, Program 26: ~~...Conduct an inventory of~~ ~~Inventorying~~ existing pedestrian facilities ~~would enable the City to~~ ~~and~~ identify deficiencies. Based upon available funding and locations of high pedestrian activity, ~~the City could then~~ recommend sidewalk improvements, especially where options exist to provide pedestrian facilities in conjunction with adjacent roadway improvements.

- qqq. Mobility, Program 27: The City ~~shall~~ ~~should~~ encourage the provision of a pedestrian linkage as a condition of new development in STA IV, West Central Residential. This new pedestrian linkage ~~will~~ ~~could~~ connect to the planned pedestrian trail in the subdivision to the south in order to provide continuous access to the commercial facilities along Broadway.
- rrr. Mobility, Program 28: ~~Plan to~~ ~~conduct~~ a review of current parking standards with a particular focus on mixed-use and transit-oriented developments, as well as any new or modified land use designations incorporated into the City's zoning ordinance. Consider ~~the merits of~~ reduced parking requirements for all new developments and/or redevelopment projects in the Downtown Village area and near trolley stations when decreased auto trip making can be demonstrated.
- sss. Mobility, Program 29: Provide additional directional signage ~~as feasible~~ to direct drivers to the off-street parking areas located to the rear of buildings in the Downtown Village.
- ttt. Mobility, Program 30: Required Master EIR Mitigation Measure: 4.9-142
- uuu. Public Facilities, Program 1: Work closely with the Helix Water District to ~~help~~ identify faulty lines or capacity deficiencies and facilitate the construction of improvements.
- vvv. Public Facilities, Program 2: ... ~~Where appropriate,~~ ~~request~~ that the District size new and modified facilities to reflect the development levels anticipated by the General Plan.
- www. Public Facilities, Program 3: ~~Endeavor to~~ ~~participate~~ in Helix Water District's long-range and master planning programs to ensure that the City's needs are fairly represented. Encourage Lemon Grove residents to serve on the District Board of Directors.
- xxx. Public Facilities, Program 4: Identify damaged and deteriorated lines using existing television camera study data and ~~attempt to~~ develop a long-range improvement plan. Prioritize improvements according to damage severity and potential public health hazards. Incorporate improvements in the City's Capital Improvement Plan ~~subject to funding availability~~.
- yyy. Public Facilities, Program 5: For proposed development and redevelopment projects, require developers to coordinate with the Lemon Grove Sanitation District to determine: 1) the sewer service demand, and 2) the necessary infrastructure improvements and/or new facilities. ~~As a general rule,~~ ~~require~~ developers to fund all improvements and then grant the new facilities to the district for operation and maintenance. Size new

and modified facilities to reflect the development levels anticipated by the General Plan where appropriate.

- zzz. Public Facilities, Program 6: ~~Participate~~ Evaluate options for participating in long-range wastewater treatment planning programs to better represent the City's interest and help identify appropriate uses for reclaimed water.
- aaaa. Public Facilities, Program 7: To reduce the potential for public health problems, ~~strive to~~ continue reducing septic system use. Continue to ~~require~~ encourage property owners to connect the sewer system upon application submittals for septic system repair permits. Connection costs ~~will~~ should be borne by property owners.
- bbbb. Public Facilities, Program 8: Coordinate closely with ~~any~~ service providers wanting to enter the local power market. Particularly guard against unnecessary or overlapping infrastructure in addition to potential environmental and aesthetic impacts.
- cccc. Public Facilities, Program 9: ~~Depending on the scale of the proposed project,~~ Require that developers coordinate with the power provider(s) to identify service requirements and any necessary infrastructure improvements.
- dddd. Public Facilities, Program 10: ~~Study options for designating~~ Designate major streets for underground lines, and coordinate undergrounding other utility lines along the streets with the appropriate providers. ~~In general,~~ Require underground utility lines for new development and redevelopment.
- eeee. Public Facilities, Program 12: To avoid community impacts, require that providers co-locate new cellular and wireless facilities with existing utility infrastructure, site facilities in non-residential areas, and design facilities to blend in with the surrounding environs to the extent feasible. ~~Consider incorporating~~ Incorporate these requirements into the Zoning Ordinance.
- ffff. Public Facilities, Program 13: Maintain regular solid waste collection services to safeguard public health and local aesthetics ~~in part~~ by contracting with a suitable service provider. Monitor the provider's activities and request service modifications to serve the community's changing needs, stemming from demographic, economic, regulatory or business fluctuations.
- gggg. Public Facilities, Program 14: Continue to ~~co~~-sponsor an annual clean-up day with the solid waste service provider, giving residents the opportunity to properly dispose of large, bulky items. Continue encouraging residents and business owners to properly dispose of household hazardous materials at designated hazardous waste collection days sponsored by the San Diego Regional Household Hazardous Materials Program.

- ~~Endeavor to~~ Advertise these disposal opportunities in the City newsletter and local newspapers and through the Lemon Grove Chamber of Commerce.
- hhhh. Public Facilities, Program 15: Continue to use service standards to determine the adequacy of emergency fire protection service. ~~The standard is a six-minute response time.~~
- iiii. Public Facilities, Program 18: Continue to use service standards to determine the adequacy of emergency law enforcement service. ~~The standard is five minutes for priority one calls and eight minutes for priority two calls.~~
- jjjj. Public Facilities, Program 19: When the City renews the service contract with the Sheriff's Department, ~~make sure that~~ consider whether the contracted staffing levels reflect local service standards, demographics and crime trends.
- kkkk. Public Facilities, Program 22: Encourage the Fire and Sheriff's Departments to actively participate in all facets of the community, including involvement in business, senior and youth activities.
- llll. Public Facilities, Program 23: Work closely with the Lemon Grove School District to ~~any existing or projected~~ determine facility and service inadequacies and help develop appropriate strategies to remediate deficiencies. ~~Help assess impacts to schools from new development projects, and require~~ developers to coordinate the payment of school impact fees with the school districts.
- mmmm. Public Facilities, Program 24: With Lemon Grove School District, Grossmont Union High School District, and Project Lemon Grove, co-sponsor recreational and educational programs for area youth ~~to the extent feasible.~~
- nnnn. Public Facilities, Program 26: Coordinate with the local school districts to ~~ensure~~ evaluate student safety. More specifically, identify conditions and situations threatening student safety such as drug dealing and gang activity, and pool resources to implement programs to restore secure environments for the community's youth. Involve the Sheriff's Department and ~~civic groups like the Project-Lemon Grove Project~~ in problem identification and solution development.
- oooo. Public Facilities, Program 28: Participate in San Diego County Library planning programs to ensure that the Lemon Grove Library is adequately furnished with books, facilities, state-of-the-art information services and informed staff. ~~Lobby~~ Consider lobbying for facilities and services that reflect local demographics, interests and business needs. ~~Coordinate~~ Also consider coordinating with the San Diego County Library to

- establish a program to help ensure that new development contributes to expanding library facilities to serve population growth.
- pppp. Public Facilities, Program 29: Endeavor to co-sponsor outreach events and literacy programs with community entities like the Lemon Grove Library and Friends of Lemon Grove Library. Help find corporate sponsors for funding and use the City newsletter to advertise such library programs.
- qqqq. Public Facilities, Program 30: As a long-range goal, plan to move the library to a larger facility in the planned civic center identified in the Community Development Element to heighten its accessibility and prominence in addition to accommodating future growth.
- rrrr. Safety, Program 1: ~~Prepare an earthquake and preparedness program that will consist of the following actions:~~ Attempt to initiate an earthquake and preparedness program consisting of actions like the following.
- ssss. Safety, Program 2: For existing development, strive to enforce current building codes to reduce the potential for structural failure during an earthquake. Require improvements where necessary to bring buildings up to code.
- tttt. Safety, Program 3: Through the environmental review process required by the California Environmental Quality Act (CEQA), assess potential geologic hazards created by new development projects and require appropriate mitigation measures to reduce the risk to acceptable levels. Particularly examine hazards related to earthquakes, soils with shrink-swell potential, and slopes. Also examine grading and landform alterations required for new development for potential hazards, require appropriate geotechnical engineering studies, and ensure that all require implementation of all subsequent engineering recommendations are properly implemented.
- uuuu. Safety, Program 4: ~~Monitor and map slope failures, and assist property owners plan remedial actions:~~ Evaluate the feasibility of monitoring and mapping slope failures, and assisting property owners plan remedial actions.
- vvvv. Safety, Program 5: Determine Study the required infrastructure to prevent flooding, reduce the area subject to the 100-year flood area, and develop a funding program to investigate funding options construct the improvements. Coordinate improvements with the City of San Diego.
- wwww. Safety, Program 6: To allow local property owners to obtain federal flood insurance, participate consider participating in the National Flood Insurance Administration (NFIA) program administered by the Federal Emergency Management Administration (FEMA).

This ~~will~~ ~~would~~ involve local administration of the Lemon Grove Flood Insurance Study and the corresponding flood zone management measures which have already been provided by FEMA.

- xxxx. Safety, Program 7: ~~Endeavor to u~~Update the Storm Drainage General Plan to reassess current drainage inadequacies, identify required improvements and funding sources, prioritize improvement projects and incorporate ~~them~~ into the five-year Capital Improvement Program.
- yyyy. Safety, Program 8: Through the environmental review process required by CEQA, ~~assess~~ ~~require assessment of~~ potential drainage and flooding impacts from proposed development projects~~depending on the site and proposed development characteristics~~. As a general guidelines, ~~r~~Require developers to construct the drainage infrastructure required to avoid flooding impacts on- and off-site, and ~~require~~. ~~Require~~ developers to construct off-site drainage improvements and then dedicate the new facilities to the City for operation and maintenance.
- zzzz. Safety, Program 9: ~~Help to e~~Educate community residents and businesses about fire prevention and safety, including property maintenance, smoke detectors, excessive accumulation of combustible material, and what to do if there is a fire. ~~Coordinate~~ ~~Also consider coordinating~~ with the Lemon Grove School District to teach local children about the fire dangers and prevention.
- a-1. Safety, Program 10: Coordinate with Helix Water District to ~~ensure that~~ ~~monitor the adequacy of~~ water pressures throughout Lemon Grove ~~are adequate for fire fighting purposes~~. Regularly test water pressure in hydrants ~~as needed to protect public safety~~.
- a-2. Safety, Program 11: Encourage conformance to existing codes by providing information about potential fire hazards in older buildings in the City newsletter and brochures in City Hall. Where code violations are identified, require the proper improvements to ~~protect public safety~~.
- a-3. Safety, Program 12: For new development projects, require conformance to the most current Uniform Fire Code adopted by the City and ~~ensure~~ ~~require~~ the appropriate use of fire safety equipment such as smoke detectors and alarms, automated sprinklers, and well-marked, accessible exits.
- a-4. Safety, Program 14: To reduce the number of potential injuries, ~~minimize and attempt to~~ control the concentrations of hazardous materials in areas where people congregate, such as neighborhoods, schools and shopping areas.

- a-5. Safety, Program 15: When issuing business licenses, ensure plan to check that the appropriate permits to handle, transport, use and dispose of hazardous materials have been obtained from the regulatory agencies.
- a-6. Safety, Program 16: Consider adopting and implementing the Household Hazardous Waste Element prepared in 1991.
- a-7. Safety, Program 17: In coordination with the County Hazardous Materials Management Division (HMMD) and the Lemon Grove Fire Department, strive to establish routes for the transport of hazardous materials. The routes should avoid areas where people congregate such as neighborhoods, schools and shopping areas. Enforce implementation could be partially achieved through the HMMD permit process and request monitoring by the Fire Department and Sheriff's Department could help monitor enforcement.
- a-8. Safety, Program 18: The City will implement the following actions: The City should assist in the clean-up of contaminated sites through actions such as the following.
- a-9. Safety, Program 19: Attempt to implement the County of San Diego's Hazardous Waste Management Plan locally and participate in future updates.
- a-10. Safety, Program 20: Encourage positive community relationships to dispel such myths and improve community security with steps like the following.
- a-11. Safety, Program 21: Require that new development deter crime through the incorporation of defensible space concepts, sufficient lighting and visibility as feasible. Request the Sheriff's Department to review development proposals and recommend measures to enhance public safety and prevent crime.
- a-12. Safety, Program 22: To deter youth from alcohol and other drug use, gang involvement and vandalism, implement encourage and provide recreational, educational and prevention programs through the schools, civic organizations and the City Department of Parks and Recreation Department. Encourage youth involvement in civic activities and organizations: forums like the schools, churches, the Lemon Grove Project, Teens with a Cause, D A R E., and other civic programs and organizations.
- a-13. Safety, Program 23: Continue to implement the graffiti removal program to reduce the potential for gang activity. Continue requiring walls to be landscaped as needed to avoid vandalism.
- a-14. Safety, Program 24: Coordinate with Metropolitan Transportation Development Board to identify methods to reduce crime around the local trolley stations. Evaluate methods.

- to enhance the aesthetic character and maintenance of the trolley tracks and stations to increase the perception of prevalent law and order and deter potential criminals.
- a-15: Safety, Program 25: Each year when renewing the law enforcement contract with the County Sheriff's Department, endeavor to identify high crime areas in Lemon Grove, probable causes, and a plan to reduce criminal activity. ~~Ensure that the contract includes staffing levels to address the high crime areas. Consider recent crime trends when reviewing the contract.~~
- a-16: Safety, Program 26: Emergency preparedness ~~will~~ should be accomplished as follows:
- a-17: Noise, Program 2: Review future residential development ~~to assure that it complies for conformance~~ with the California Noise Insulation Standards (Title 24, Part 2, California Code of Regulations), which requires that interior noise levels for both single-family and multiple-family dwelling units equal 45 decibels dB(A) or less. ~~Furthermore Per Title 24,~~ require noise studies for all proposed residential sites in close proximity to automotive traffic, rail or industrial development with baseline noise levels exceeding 60 dB(A) CNEL. Require individual development projects to demonstrate that the interior noise level will equal 45 dB(A) or less.
- a-18: Noise, Program 3: Review proposed development projects for noise impacts to determine if the noise conditions are incompatible with the proposed use, or if the proposed use will generate noise that impacts nearby sensitive noise receptors such as residences, schools, parks, churches and the library. For all identified significant impacts, require appropriate mitigation to reduce noise impacts to acceptable levels ~~to the extent feasible.~~
- a-19: Noise, Program 4: ~~Ensure that~~ Strive for future development conforms to the Land Use Plan to maintain the peaceful neighborhoods.
- a-20: Noise, Program 5: Implement the Circulation Plan through future roadway improvements subject to funding availability.
- a-21: Noise, Program 7: ~~Plan to m~~Monitor planning and construction of SR-125, and ~~ensure that all help monitor proper implementation~~ of the mitigation measures required in the Environmental Impact Statement/Environmental Impact Report for the freeway project ~~are properly implemented.~~
- a-22: Noise, Program 8: ~~Consider w~~Working with the Metropolitan Transit Development Board; ~~to~~ identify objectional sources of trolley noise and appropriate measures to reduce noise, where feasible.

- a-23: Noise, Program 9: Coordinate with the Sheriff's Department to ~~ensure~~ ~~encourage~~ active enforcement of vehicle noise and speed laws.
- a-24: Noise, Program 11: ~~Ensure that residents of~~ ~~Reduce the potential noise exposure of~~ ~~residents in~~ the Downtown Village and Massachusetts Station STAs ~~are not impacted by excessive noise~~ by requiring site designs where noise is attenuated by building features, and use of appropriate insulation, treated windows and ventilation systems. The Title 24 standards for interior noise apply to all residential development within both STAs.
- a-25: Conservation and Recreation, Program 1: Under the supervision of a qualified historian and with the assistance of the Lemon Grove Historical Society, ~~endeavor to~~ conduct a comprehensive survey throughout the City to identify significant historic and architectural resources, which include buildings, sites, objects, structures and districts. The survey ~~shall~~ ~~should~~ include evaluating the significance of each resource according to the National Register of Historic Places criteria and the California Environmental Quality Act Guidelines. Historic resources that are significant to the City's heritage ~~shall~~ ~~should~~ also be identified based on carefully defined criteria.
- a-26: Conservation and Recreation, Program 2: Based on the results of the City-wide Historic Survey, ~~plan to~~ develop a Historic Sites List with the assistance of a qualified historian and the Lemon Grove Historical Society. The list ~~will~~ ~~could~~ include a register of locations, photographs and historically relevant information regarding each site, structure or feature recognized as historically sensitive or significant to the City's heritage. Involve the Lemon Grove Historical Society and the community in development of the Historic Sites List. All property owners subject to the list ~~shall~~ ~~should~~ be notified and provided an opportunity to comment prior to adoption of the list. ~~Support or sponsor~~ ~~Consider supporting or sponsoring~~ community efforts to register local historic sites that fulfill state or federal requirements.
- a-27: Conservation and Recreation, Program 3: ~~Adept~~ ~~Consider adopting~~ a Historic Preservation Ordinance that ~~could~~ incorporate the following requirements:
- Prohibit the demolition of a structure or object on the Historic Sites List until the condition of the structure, rehabilitation cost and reuse potential have been evaluated, and preserving the structure is proven to be economically infeasible. If demolition is approved, mitigation ~~shall~~ ~~should~~ include fully documenting the site with plans, photographs and an archaeological/architectural assessment, and/or moving the resource to a new location within the City.
 - New development and physical improvements proposed adjacent to historic sites ~~shall~~ ~~should~~ not conflict with the preservation of the historic site.

All property owners subject to the ordinance ~~shall~~ ~~should~~ be notified and provided an opportunity to comment prior to adoption of the ordinance.

- a-28: Conservation and Recreation, Program 4: To enhance awareness and appreciation of the community's history, ~~identify~~ ~~evaluate options for identifying~~ properties on the Historic Sites List with standard signage.
- a-29: Conservation and Recreation, Program 5: In conjunction with the Lemon Grove Historical Society, ~~support of sponsor a program to~~ record old timers' stories about the early years of the community. The recordings should be transcribed and made available to the public at the Lemon Grove Library.
- a-30: Conservation and Recreation, Program 6: With the Lemon Grove Historical Society and Lemon Grove School District, ~~coordinate the~~ ~~support~~ development of a standard curriculum on Lemon Grove's history for the local schools.
- a-31: Conservation and Recreation, Program 7: Help the Lemon Grove Historical Society ~~to~~ find a home for collected relics and artifacts and ~~to~~ establish a museum. The facilities should ultimately be located in the planned Civic Center (see ~~the~~ Community Development Element).
- a-32: Conservation and Recreation, Program 8: For proposed new development or redevelopment projects, the City ~~shall~~ ~~should~~ require impact assessment and mitigation according to the California Environmental Quality Act for paleontological or prehistoric resources. This process ~~shall~~ ~~should~~ include determining the potential for the occurrence of significant fossils and/or prehistoric resources. If it is determined that potentially significant resources could occur, an investigation ~~shall~~ ~~should~~ be conducted by a qualified paleontological or cultural resource professional to determine: 1) if resources are in fact present, and 2) the significance of the resource. If the proposed project will impact a significant paleontological and/or prehistoric cultural resource, mitigation in the form of research, recordation, data recovery and/or in-situ preservation ~~shall~~ ~~should~~ be required prior to grading.
- a-33: Conservation and Recreation, Program 9: For future development within the City limits that ~~would~~ ~~could~~ affect the 0.7 acre of coastal sage scrub or the 0.7 acre of disturbed wetlands, the City ~~shall~~ ~~should~~ require an impact assessment and appropriate mitigation according to the requirements of applicable local, State and Federal policies and regulations related to the impacted biological resources. Impacts ~~shall~~ ~~should~~ be avoided wherever possible, or off-site mitigation shall be implemented.
- a-34: Conservation and Recreation, Program 10: Continue to implement the Lemon Grove Source Reduction and Recycling Element and update as necessary to respond to new

conditions and state requirements. ~~Plan to~~ ~~p~~Prepare annual monitoring reports and evaluate measures to improve the effectiveness of programs.

- a-35: Conservation and Recreation, Program 12: ~~Evaluate opportunities to~~ ~~p~~Participate in interjurisdictional efforts to explore solid waste disposal solutions that minimize environmental and economic impacts.
- a-36: Conservation and Recreation, Program 13: ~~Sponsor Lemon Grove Water Conservation Month each year in conjunction with the Helix Water District. The purpose of the program is to increase awareness about the need to use water efficiently and educate the community about different ways to conserve water. Activities shall include a combination of the following:~~ ~~Attempt to increase awareness about the need to use water efficiently and educate the community about different ways to conserve water. Activities could include a combination of the following.~~
- a-37: Conservation and Recreation, Program 14: Provide the Helix Water District and San Diego County Water Authority literature on water conservation at the City Hall, Lemon Grove Library, and Chamber of Commerce office ~~as feasible~~.
- a-38: Conservation and Recreation, Program 15: ~~As a generate guideline,~~ ~~r~~Require drought tolerant landscaping, efficient irrigation systems, and ultra low-flow plumbing fixtures for all new development and rehabilitation projects, including public projects. ~~Ensure that a~~ ~~All state Title 22 requirements related to water conservation are~~ ~~should be~~ properly incorporated into new development.
- a-39: Conservation and Recreation, Program 16: Monitor reclaimed water programs implemented by the Helix Water District and the City of San Diego Wastewater Department. When reclaimed water becomes available for use in Lemon Grove, work with the water providers to ~~help~~ identify appropriate uses in Lemon Grove and coordinate required infrastructure construction.
- a-40: Conservation and Recreation, Program 17: ~~Ensure that~~ ~~Endeavor to implement~~ all applicable requirements of the National Pollutant Discharge Elimination System (NPDES) ~~are implemented in Lemon Grove, as follows...~~
- a-41: Conservation and Recreation, Program 18: Each year, ~~attempt to~~ conduct a campaign to educate the community about the importance of minimizing pollutants in runoff (non-point source pollutants). Include all or a combination of the following components in the campaign...
- a-42: Conservation and Recreation, Program 19: ~~Evaluate opportunities for developing and implementing~~ ~~Develop and implement~~ a plan to reduce non-point source pollutants from

- City grounds, particularly parks and storage yards. To encourage similar actions by community residents and business owners, publicize the City's actions to improve water quality.
- a-43: Conservation and Recreation, Program 20: ~~Endeavor to p~~Provide literature about San Diego Gas and Electric (SDG&E) energy conservation and retrofit programs at City Hall. ~~Publish~~ ~~Consider publishing~~ information about the SDG&E programs in the City newsletter and educate the community about the benefits of energy conservation including improved air quality, reduced need for costly infrastructure improvements, and extending the availability of oil for future generations.
- a-44: Conservation and Recreation, Program 21: Require that new development projects - including public projects - incorporate the state Title 24 energy requirements ~~as appropriate~~ and ~~consider requiring~~ the following components to maximize energy efficiency...
- a-45: Conservation and Recreation, Program 23: Improve local roads according to the Circulation Plan as needed to maintain efficient traffic flow ~~subject to funding availability~~.
- a-46: Conservation and Recreation, Program 24: ~~Subject to funding availability~~, Implement the Bicycle Facilities Sub-Element of the Mobility Element to help improve regional air quality in addition to improving bicycle safety.
- a-47: Conservation and Recreation, Program 26: ~~Encourage increased~~ ~~Increase~~ use of the park-and-ride lot at the SR-94 freeway and Lemon Grove Avenue by periodically advertising the lot in the City newsletter.
- a-48: Conservation and Recreation, Program 28: To minimize public health hazards, follow due diligence to identify asbestos and require conformance with all applicable regulations for removal and containment of asbestos ~~where necessary~~.
- a-49: Conservation and Recreation, Program 29: ~~Endeavor to e~~Ensure that all commercial and industrial operations in the City obtain all appropriate permits from the San Diego Air Pollution Control District. Require documentation of necessary permits prior to issuing business permits ~~to the extent feasible~~.
- a-50: Conservation and Recreation, Program 30: Consider the effects of emissions from nearby transportation corridors when considering development proposals for residential and mixed-use development. In cases where future residents would be impacted by elevated emission levels, require design and engineering measures to ~~avoid~~ ~~reduce~~ the potential impacts.

- a-51: Conservation and Recreation, Program 31: Participate in regional air quality planning and implement regional plans, such as the Regional Air Quality Strategy and the Regional Growth Management Strategy, in Lemon Grove. To ensure that new regional programs can be feasibly implemented and enforced by the local cities, ~~identify options for participating~~ participate in regional air quality planning processes.
- a-52: Conservation and Recreation, Program 32: ~~Attempt to d~~Develop and implement a Parks Master Plan addressing the following areas...
- a-53: Conservation and Recreation, Program 33: The City ~~shall~~ should work to continue the joint use of City and Lemon Grove School District (LGSD) facilities and cooperatively address facility maintenance, vandalism and other concerns that arise.
- a-54: Conservation and Recreation, Program 34: Provide areas in parks for active youth and adult recreational activities, such as basketball, baseball, roller skating and bicycling, in addition to passive recreational areas for picnicking and relaxing ~~to the extent feasible~~. When identifying sites for active recreational facilities, consider potential noise impacts to adjacent areas.
- a-55: Conservation and Recreation, Program 35: Since no regional park exists within the City limits, ~~monitor options to~~ participate in the planning for nearby regional parks to promote facilities that meet the needs of Lemon Grove residents.
- a-56: Conservation and Recreation, Program 36: As provided by the Quimby Act, require new development to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of recreational facilities ~~as a general guideline~~. Consider increasing the in lieu fees to better reflect current land acquisition and park development costs.
- a-57: Conservation and Recreation, Program 38: ~~Endeavor to d~~Develop a Recreation Strategy Plan to explore alternatives for expanding recreational options in the community. Strategies may include...
- a-58: Conservation and Recreation: Change "Aesthetics and Public Health" heading to "Aesthetics and Open Space."
- a-59: Conservation and Recreation, Program 39: ~~Subject to funding availability, m~~Maximize the benefit of open spaces such as the trolley right-of-way and parks through enhanced landscaping and maintenance. Beautify the City by properly maintaining landscaping, picking up trash and routinely cleaning hard surfaces in public areas such as parks and medians. Beautify the trolley corridor by landscaping the trolley right-of-way and Lemon Grove Avenue median islands throughout the City.

- a-60: Conservation and Recreation, Program 40: When considering approval of proposed residential projects, ~~consider~~ **evaluate** the availability of nearby open space areas for both children and adults.

12.10 RECOMMENDED MODIFICATIONS TO THE MASTER EIR MITIGATION MEASURES

- a. Mitigation Measure 4.1-3: The City ~~shall ensure that~~ **should require** new development ~~to positively contributes to enhanced community aesthetics throughout the City by providing through~~ appropriate site planning, pleasing architecture, landscaping, signs, lighting and other amenities. The City ~~shall~~ **should** revise the Zoning Ordinance to establish minimum design standards for all land use types. In addition, the City ~~shall establish~~ **will also evaluate establishing** a design review process for multiple-family residential, commercial, mixed use, business and industrial development to enhance the appearance of the community.
- b. Mitigation Measure 4.1-4: Where additional property is required for the street improvements identified in the Mobility Element, the City ~~shall~~ **should attempt to** fairly compensate property owners for acquired property at fair market value. During the planning phase of individual street improvement projects, the City ~~shall work~~ **should also consider working** with affected property owners to identify aesthetic impacts resulting in removal of mature trees, shrubs, fences and other landscape features, and establish a plan to offset the impact. The plan could include planting new trees or shrubs to replace those removed, and replacing fences.
- c. Mitigation Measure 4.1-5: The City ~~shall require the preparation of~~ **anticipates preparing** a specific plan for STA I, Downtown Village, that ~~includes~~ **should address** the following components.
- ~~In accordance with the Mixed use designation, the specific plan shall establish development Regulations to implement the mixed land use concept, wherein a combination of shops, offices, civic facilities and multi-family residential development is encouraged within the same building, site or block. When mixed uses occur in the same building, the ground floor should be devoted to retail uses while using the upper floors for offices and/or residences.~~
 - ~~A major component will consist of~~ Incentive programs to assist businesses in redevelopment, facade enhancement and architectural renovations; signage upgrades and streetscape improvements; and development of second- and third-

story mixed uses. ~~Emphasize~~ incentives to encourage housing development within the village ~~must be emphasized~~.

- Entertainment uses such as restaurants, outdoor eateries, book and record stores, galleries and hobby shops ~~will be promoted~~.
- ~~Use of~~ the existing civic facilities and park as well as the future civic center ~~shall act~~ as critical village components ~~that will~~ ~~to~~ heighten activity and community interaction.
- A village marketing program ~~will be~~ developed in close coordination with the downtown businesses. The program should be diverse, strive to better position the village as a regional shopping center, and include a downtown merchants association with the purpose of collaborative management, promotions and advertising.
- Local and regional activities, such as parades, farmers markets and festivals within the village, ~~will be planned~~ to create activity and generate business for the merchants.
- Locations for enhanced pedestrian access and crossings in addition to bicycle facilities ~~will be identified~~. Storefront enhancements and circulation patterns (sidewalks, parking, transit access) ~~should~~ ~~to~~ encourage walking throughout the village.
- Any additional parking needs required to accommodate the increased development ~~will be identified~~. Acquisitions needed for additional parking areas ~~will~~ ~~should~~ be identified, and the City ~~will~~ ~~should~~ consider reducing parking standards for mixed-use development in conjunction with the planning and implementation of public parking areas.
- Appropriate relocation assistance for residents and business owners who are involuntarily displaced by public land acquisitions ~~must receive appropriate relocation assistance~~ per the requirements of the California Community Redevelopment Law.
- Architectural, landscape, signage and lighting guidelines ~~shall be developed~~ for both private and public areas, reflecting Lemon Grove's small town image while enhancing and unifying the retail commercial uses along Broadway. The use of art to enhance public areas will be considered.

- Pedestrian amenities ~~will be designed~~ to focus shoppers' attention towards shops and stores.
 - ~~Complete~~ An automobile traffic study and pedestrian movement plan that ~~helps minimize eliminate~~ conflicts with automobiles, encourages transit use, and includes pedestrian crossings along Broadway that are safe and aesthetically pleasing. Pedestrians should be given equal consideration at all roadway intersections. The specific plan ~~will should~~ explore architectural, pavement and landscape treatments that create more sidewalk space and enhance pedestrian movement while facilitating traffic safety, parking and through movement of automobiles.
 - To promote the village as an entry to Lemon Grove and a shopping destination, ~~define~~ village entry points and edges ~~will be defined~~ to create a sense of arrival similar to regional shopping centers.
 - Since the village serves as one of the major entries to Lemon Grove, ~~address~~ the appearance and traffic movement at the intersections of Lemon Grove Avenue, North Avenue and the SR-94 freeway ~~will be addressed~~.
 - To ensure consistent implementation of the design concepts, ~~the specific plan will establish~~ ~~consider establishing~~ a design review process for architectural design and plan implementation.
 - ~~Investigation~~ ~~Investigate~~ of the potential of artisan and craft production studios in the Downtown Village.
 - Research ~~of~~ the cultural and land use history of downtown, and ~~incorporation of consider incorporating~~ historical trends in the specific plan land use plan and architectural guidelines.
 - ~~Examine~~ strategies to facilitate the economic use of historic buildings.
- d. Mitigation Measure 4.1-6: ~~The City shall require preparation of~~ A specific plan for STA II, Massachusetts Station, ~~to should be prepared which~~ addresses the following policies.
- The residential component will consist of condominiums and/or apartments, and ~~shall should~~ not exceed the density established by the underlying land use category established in Table CD-1 of the Community Development Element.

- Building heights ~~shall~~ ~~should~~ not exceed the elevations of the adjacent residences to reduce impacts to nearby neighbors.
 - The ~~Encourage the~~ developer ~~shall be highly encouraged~~ to reduce the elevation of a portion of the site to the approximate elevation of Main Street using appropriate grading techniques. This ~~will~~ ~~would~~ significantly increase the visibility and viability of the new stores and facilities. Reducing the elevation ~~will~~ ~~would~~ also increase the permitted building heights established above.
 - ~~Strive to~~ implement recommendations to improve automobile safety at the intersection of Massachusetts and Lemon Grove Avenues.
 - The developer ~~should prepare and process a specific plan establishing the site plan, building sizes, residential densities, design concepts, grading plan, infrastructure improvements and landscaping included in the specific plan shall reflect in addition to the above requirements.~~
- e. Mitigation Measure 4.1-7: The City ~~should~~~~shall~~ ensure that future development within STA III, Regional Commercial, ~~substantially~~ conforms to the following policies.
- The ~~Promote~~ retail uses ~~must that~~ serve local residents and attract regional shoppers, and ~~permit~~ accessory or ancillary uses ~~will be permitted if they contribute contributing~~ to the development and maintenance of a modern retail sales district.
 - The ~~Strive for~~ architecture and site design ~~must that~~ enhances the surrounding area and overall Broadway commercial corridor. The bulky appearance of large buildings ~~shall~~ ~~should~~ be reduced using architectural details, and varied facades, roof lines and building materials. ~~Require landscaping shall be required to soften and mask large buildings, break up uniform parking areas and beautify the Broadway commercial corridor.~~
 - The ~~Permit~~ large retail stores ~~should to~~ be visible from the SR-94 freeway without diminishing the visual image of the City from the freeway. ~~Regulate signage shall be regulated and landscaping and architectural details will be required, as necessary, to avoid unsightly views of the backs of buildings.~~
 - ~~Use~~ the redevelopment process ~~can be used as appropriate~~ to assist projects with significant community benefits as needed, (i.e., assistance with infrastructure improvements, lot consolidation, relocation, etc.).

- f. Mitigation Measure 4.1-8: ~~For STA IV, West Central Residential, the City shall require preparation of A~~ master plan addressing the following policies ~~should be required for development within STA IV, Western Central Avenue Residential~~
- Consistent with the Land Use Plan in the Community Development Element, ~~restrict~~ residential development ~~shall not exceed to a maximum of four dwelling units per acre and lots shall consist of a minimum of 10,000 square feet.~~
 - The ~~Require designation of the~~ ravine and appropriate buffer ~~shall be designated~~ as open space to protect the drainage and avoid potential impacts from flooding.
 - ~~Require employment of sensitive grading techniques shall be employed to preserve the visual character of the topography.~~
 - The architecture, lot layout and building materials ~~must~~ ~~should~~ be compatible with the residential development in surrounding neighborhoods.
 - The site plan, design concepts, grading plan, infrastructure improvements and landscaping ~~shall~~ ~~should~~ reflect the above policies.
- g. Mitigation Measure 4.1-10: The City ~~shall require~~ ~~should~~ the integration of new development with the surrounding neighborhood through the use of the traditional architectural and site ~~designs found in Lemon Grove~~ characteristics that reflect and are ~~compatible with the scale, design characteristics, building orientation, landscaping, building materials and color of nearby residences.~~ ~~Avoid~~ Development projects that look completely different from the surroundings, or are isolated from the adjacent areas due to poor site design ~~should be avoided.~~
- h. Mitigation Measure 4.1-11: The City ~~shall~~ ~~should~~ require that any future residential development within the existing Skyline neighborhood commercial area be compatible with the architecture and scale of the surrounding neighborhood. The City ~~shall~~ ~~should~~ consider assisting redevelopment with the Low/Mod Income Housing Set-Aside Fund to help meet the housing requirements established by the California Community Redevelopment Law.
- i. Mitigation Measure 4.1-12: ~~The City shall require~~ Future projects to ~~should~~ provide quality housing opportunities and uplift the aesthetics of surrounding areas by ~~insuring that projects conform to the following policies~~ ~~guidelines.~~

- New condominiums and apartments must positively contribute to the surrounding neighborhoods through the use of ~~architecture reflecting the traditional characteristics of nearby residences~~ architectural and design characteristics that are compatible with the scale, design characteristics, building orientation, landscaping, building materials and color of nearby residences.
 - Landscaping ~~shall~~ ~~should~~ be incorporated to help new development blend in with the surrounding area and soften the appearance of new development.
 - The scale of new development ~~shall~~ ~~should~~ not overwhelm the surrounding area. The perceived bulk of new buildings ~~shall~~ ~~should~~ be reduced through the use of architectural detail, upper story setbacks, and variation in building materials.
 - Acceptable noise levels ~~shall~~ ~~should~~ be achieved through the use of suitable insulation, windows and ventilation systems pursuant to the state Title 24 standards.
 - Safe and pleasant play areas for children ~~shall~~ ~~should~~ either be required on the premises or within short, safe walking distances.
- j. Mitigation Measure 4.1-13: In planning for the development of the civic center, the City ~~shall~~ ~~should~~ consider the following points.
- k. Mitigation Measure 4.2-1: The City ~~shall~~ ~~should~~ implement needed roadway improvements in conformance with the policies and direction provided by the City's Mobility Element. Improvement priorities ~~shall~~ ~~should~~ focus on correcting current deficiencies and ensuring adequate roadway capacity as the City continues to buildout in the future. The City ~~shall~~ ~~should~~ prepare improvement plans to address existing deficiencies ~~including the intersections of Lemon Grove Avenue with Massachusetts Avenue and Lemon Grove Avenue and the access ramps to State Route 94.~~ The City ~~shall~~ ~~should~~ also review roadways that will likely need improvement to meet the growth in future travel demands, including Broadway, Federal and Palm Avenue. For each identified improvement, the City ~~shall~~ ~~should~~ endeavor to develop a financial program identifying cost, funding and implementation schedule. The improvement ~~shall~~ ~~should~~ then be included in the City's Capital Improvement Program and coordinated with other City and regional programs as necessary. The City ~~shall~~ ~~should~~ also monitor the project construction phase to ensure conformance with policies and design standards.
- l. Mitigation Measure 4.2-2: The City ~~shall~~ ~~should~~ monitor the construction of roadway-related improvements, including sidewalk, parking, bicycle facility, restriping, and

- specific intersection improvements to ensure adequate traffic control for vehicular and pedestrian access, and minimal disruption to surrounding residents, schools, public facilities, and business owners. The City ~~shall~~ ~~should~~ coordinate these efforts with the contractor responsible for the improvements.
- m. Mitigation Measure 4.2-3: The City ~~shall select a~~ ~~should study alternative~~ design schemes for the City bus shelter program. The City ~~shall~~ ~~should~~ encourage aggressive implementation of bus shelters at transit centers and major bus stops. The City ~~shall~~ ~~should~~ in conjunction with MTDB, review on an on-going basis the proximity of bus stop locations to schools, public facilities and other community activity centers.
- n. Mitigation Measure 4.2-4: The City ~~shall~~ ~~should~~ adopt the Bicycle Facilities Sub-Element as the Bikeway Plan for the City Of Lemon Grove. The City ~~shall~~ ~~should~~ coordinate with San Diego Association of Governments (SANDAG) and Caltrans and apply for funding in a timely manner.
- o. Mitigation Measure 4.2-5: The City ~~shall~~ ~~should attempt to~~ promote the provision of additional bicycle lockers at trolley stations and park-and-ride lots to provide additional opportunities for this alternative mode utilization for commute trips. The City ~~shall also~~ should also strive to provide bike racks at local community facilities including the downtown, parks and recreational facilities. The City ~~shall~~ ~~may~~ also consider the need to provide storage facilities in all new and redeveloping commercial, office, industrial, high density residential and public properties.
- p. Mitigation Measure 4.2-6: Consistent with the policies and objectives of the Mobility Element, the City ~~shall~~ ~~should~~ encourage the provision of sidewalks on one or both sides of the streets where feasible, especially between activity centers such as schools, transit stops, parks and the downtown commercial areas. The City ~~shall~~ ~~should~~ conduct an inventory of existing pedestrian facilities and identify deficiencies. Based upon available funding and locations of high pedestrian activity, the City ~~shall~~ ~~should~~ recommend sidewalk improvements, especially where options exist to provide pedestrian facilities in conjunction with adjacent roadway improvements.
- q. Mitigation Measure 4.2-7: The City ~~shall~~ ~~should~~ evaluate alternatives to increasing the supply of parking in areas where parking is proposed for elimination. This may entail the consolidation of driveway access points in commercial areas to provide central rather than dispersed parking areas for businesses to increase the ground area available for parking spaces. The City ~~shall~~ ~~should~~ coordinate this effort with Mobility Program #7, Street Access Guidelines, which calls for guidelines regarding arterial access points and the consolidation of driveways.

- r. Mitigation Measure 4.2-8: The City ~~shall~~ ~~should~~ continue to examine methods of improving access to and from SR-94, particularly due to closure of the Grove Street ramps with construction of the SR-94/SR-125 interchange. The City ~~shall~~ ~~should~~ coordinate with Caltrans to examine methods of restructuring existing interchanges at College Avenue, Massachusetts Avenue, and Lemon Grove Avenue to provide more direct and convenient access for the residents of Lemon Grove. These improvements ~~shall~~ ~~may~~ include the signalization of the Massachusetts/SR-94 as a priority project.
- s. Mitigation Measure 4.2-9: The City ~~shall~~ ~~should~~ conduct a detailed traffic operational study of Lemon Grove Avenue/SR-94 intersection for the purpose of identifying traffic signal phasing improvements in conjunction with the Trolley crossing.
- t. Mitigation Measure 4.2-10: The City ~~shall~~ ~~should~~ provide additional directional signage to direct drivers to the off-street parking areas located to the rear of buildings in the Downtown Village.
- u. Mitigation Measure 4.2-11: ~~In accordance with the previous identification of the~~ ~~At the intersection of~~ Massachusetts Avenue/Lemon Grove Avenue, ~~intersection as a high accident location,~~ the City ~~shall~~ ~~should~~ implement the planned improvements, including roadway striping and median modifications, as adopted by the City Council.
- v. Mitigation Measure 4.2-12: The City ~~shall conduct~~ ~~should consider conducting~~ a signal timing optimization and coordination study to improve traffic flows on Broadway and the adjacent cross-street intersections.
- w. Mitigation Measure 4.2-13: The City ~~shall establish~~ ~~should consider establishing~~ guidelines for Traffic Impact Reports for the purpose of specifying analysis techniques and other requirements for the assessment of traffic impacts related to new development in the City Of Lemon Grove. Intersection capacity and Level of Service ~~shall~~ ~~should~~ be determined using techniques prescribed in the Highway Capacity Manual (Transportation Research Board). The City Engineer ~~shall~~ ~~should~~ have the final determination regarding appropriate utilization of the techniques included in the Highway Capacity Manual. ~~The City will establish intersection Level of Service "D" as the minimum acceptable Level of Service. As a general rule, the City should not approve development projects increasing the traffic on City intersections to a level less than Level of Service "D" during the A.M. or P.M. peak hour without adequate mitigation. The City will also require enhanced traffic review for substantial discretionary projects according to the Congestion Management Program guidelines~~
- x. Mitigation Measure 4.3-1: The City ~~shall~~ ~~continue to attempt~~ to implement the Lemon Grove Housing Element, and periodically update the element to reflect population and development trends as required by state law.

- y. Mitigation Measure 4.4-1: The City ~~shall~~ ~~should~~ continue to use service standards to determine the adequacy of emergency fire protection services. ~~The standard is a six-minute response time.~~
- z. Mitigation Measure 4.4-2: The City ~~shall~~ ~~should~~ expand the Fire Department staff and upgrade equipment as needed to maintain the service standard and safeguard public safety. Also, the City ~~shall~~ ~~should~~ upgrade equipment as needed to ensure the safety of Fire Department staff and protect the public from fire hazards.
- aa. Mitigation Measure 4.4-3: The City ~~should~~~~shall~~ continue ~~automatic and~~ mutual aid agreements with the fire departments in the surrounding communities.
- bb. Mitigation Measure 4.4-4: The City ~~shall~~ ~~should~~ continue to use service standards to determine the adequacy of emergency law enforcement service. ~~The standard is five minutes for priority one calls and eight minutes for priority two calls.~~
- cc. Mitigation Measure 4.4-5: When the City renews the service contract with the Sheriff's Department, the City ~~shall make sure that~~ ~~should consider whether~~ the contracted staffing levels reflect local service standards, demographics and crime trends.
- dd. Mitigation Measure 4.4-6: The City ~~shall~~ ~~should~~ work closely with the Lemon Grove School District to determine ~~any existing or projected~~ facility and service inadequacies and help develop appropriate strategies to remediate deficiencies. The City ~~shall help assess impacts to schools from new development projects and~~ ~~should~~ require developers to coordinate the payment of school impact fees with the school districts.
- ee. Mitigation Measure 4.4-7: The City ~~shall participate~~ ~~should consider participating~~ in San Diego County Library planning programs to ensure that the Lemon Grove Library is adequately furnished with books, facilities, state-of-the art information services and informed staff. The City ~~shall~~ ~~should~~ lobby for facilities and services that reflect local demographics, interests and business needs. The City ~~shall~~ ~~could also~~ coordinate with the San Diego County Library to establish a program to ~~help~~ ensure that new development contributes to expanding library facilities to serve population growth.
- ff. Mitigation Measure 4.5-1: The City ~~shall~~ ~~should~~ work closely with the Helix Water District to ~~help~~ identify faulty water lines or capacity deficiencies and facilitate the construction of improvements.
- gg. Mitigation Measure 4.5-2: For proposed development and redevelopment projects, the City ~~shall~~ ~~should~~ require developers to coordinate with Helix Water District to: 1) determine the increase in water service demand, and 2) identify the necessary infrastructure improvements and/or new facilities required for the specific project.

District policy requires developers to fund all improvements and then grant the new facilities to the District for operation and maintenance. ~~Where appropriate~~, the City ~~shall~~ ~~should~~ request that the District size new and modified facilities to reflect the development levels anticipated by the General Plan.

- hh. Mitigation Measure 4.5-3: The City ~~shall~~ ~~will endeavor to~~ participate in Helix Water District's long-range and master planning programs to ensure that the City's needs are fairly represented. ~~The City plans to~~ encourage Lemon Grove residents to serve on the District Board of Directors.
- ii. Mitigation Measure 4.5-4: The City ~~shall~~ ~~should~~ increase the awareness about the need to use water efficiently and educate the community about different ways to conserve water. Activities ~~shall~~ ~~could~~ include a combination of the following...
- jj. Mitigation Measure 4.5-5: The City ~~shall~~ ~~should~~ provide the Helix Water District and San Diego County Water Authority literature on water conservation at the City Hall, Lemon Grove Library, and Chamber of Commerce office ~~as feasible~~.
- kk. Mitigation Measure 4.5-6: The City ~~shall~~ ~~should~~ require drought tolerant landscaping, efficient irrigation systems, and ultra low-flow plumbing fixtures for all new development and rehabilitation projects, including public projects. ~~The City shall ensure that~~ All state Title 22 requirements related to water conservation ~~are~~ ~~should be~~ properly incorporated into new development.
- ll. Mitigation Measure 4.5-7: The City ~~shall~~ ~~should~~ monitor reclaimed water programs implemented by the Helix Water District and the City of San Diego Wastewater Department. When reclaimed water becomes available for use in Lemon Grove, the City ~~shall~~ ~~should~~ work with the water providers to ~~help~~ identify appropriate uses in Lemon Grove and coordinate required infrastructure construction.
- mm. Mitigation Measure 4.5-8: The Lemon Grove Sanitation District ~~shall~~ ~~should~~ identify damaged and deteriorated lines using existing television camera study data and attempt to develop a long-range improvement plan. Improvements ~~shall~~ ~~should~~ be prioritized according to damage severity and potential public health hazards. Improvements ~~shall~~ ~~should~~ be incorporated into the City's Capital Improvement Plan ~~subject to funding availability~~.
- nn. Mitigation Measure 4.5-9: For proposed development and redevelopment projects, the City ~~shall~~ ~~should~~ require developers to coordinate with the Lemon Grove Sanitation District to determine: 1) the sewer service demand, and 2) the necessary infrastructure improvements and/or new facilities. ~~As a general rule~~, the City ~~shall~~ ~~should~~ require developers to fund all improvements and then grant the new facilities to the District for

operation and maintenance. New and modified facilities ~~should~~ shall be sized to reflect the development levels anticipated by the proposed General Plan ~~where appropriate~~.

- oo. Mitigation Measure 4.5-10: The Lemon Grove Sanitation District ~~shall~~ should participate in long-range wastewater treatment planning programs to better represent the City's interest and ~~shall help~~ identify appropriate uses for reclaimed water.
- pp. Mitigation Measure 4.5-11: The City ~~shall~~ should maintain regular solid waste collection services to safeguard public health and local aesthetics ~~in part~~ by contracting with a suitable service provider. The City ~~shall~~ should monitor the provider's activities and request service modifications to serve the community's changing needs, stemming from demographic, economic, regulatory or business fluctuations.
- qq. Mitigation Measure 4.5-12: The City ~~shall~~ should continue to implement the Lemon Grove Source Reduction and Recycling Element and update as necessary to respond to new conditions and state requirements. The City ~~shall~~ should plan to prepare annual monitoring reports and evaluate measures to improve the effectiveness of programs.
- rr. Mitigation Measure 4.5-13: Through periodic articles in the City's newsletter, the City ~~shall~~ should increase the public's awareness of recycling, reuse and source reduction in addition to the environmental and economic benefits of efficient solid waste management.
- ss. Mitigation Measure 4.5-14: The City ~~shall~~ should evaluate opportunities to participate in interjurisdictional efforts to explore solid waste disposal solutions that minimize environmental and economic impacts.
- tt. Mitigation Measure 4.5-15: ~~Depending on the scale of the proposed project,~~ the City ~~shall~~ should require that developers coordinate with the power provider(s) to identify service requirements and any necessary infrastructure improvements.
- uu. Mitigation Measure 4.5-16: The City ~~shall~~ should endeavor to provide literature about San Diego Gas and Electric (SDG&E) energy conservation and retrofit programs at City Hall. The City ~~shall publish~~ should consider publishing information about the SDG&E programs in the City newsletter and educate the community about the benefits of energy conservation including improved air quality, reduced need for costly infrastructure improvements, and extending the availability of oil for future generations.
- vv. Mitigation Measure 4.5-17: The City ~~shall~~ should require that new development projects - including public projects - incorporate the state Title 24 energy requirements ~~as appropriate~~ and ~~consider requiring~~ the following components to maximize energy efficiency...

- ww. Mitigation Measure 4.6-1: The City ~~shall~~ ~~should~~ review all new development projects to determine if the projects will have adverse light and glare impacts. The City ~~shall~~ ~~require~~ ~~should~~ ~~consider~~ ~~requiring~~ design methods to avoid or reduce light and glare impacts such as shielded light fixtures, judicious use of reflective surfaces including building materials, glass, and pavement surfaces, and inclusion of landscape elements such as trees for shade and ground covers to reduce ground surface glare.
- xx. Mitigation Measure 4.7-1: The City ~~shall~~ ~~should~~ use the noise and land use compatibility standards established in the Noise Element to guide future development. The City ~~shall~~ ~~should~~ consider both existing and future noise levels of the project site when considering noise compatibility, using the noise contours for 1995 and 2015 in the Noise Element. The City ~~shall~~ ~~should~~ require measures to attenuate noise when needed to increase the compatibility of the proposed use with the noise environment.
- yy. Mitigation Measure 4.7-2: The City ~~shall~~ ~~should~~ review future residential development ~~to assure that it complies for conformance~~ with the California Noise Insulation Standards (Title 24, Part 2, California Code of Regulation) which requires that interior noise levels for both single-family and multiple-family dwelling units equal 45 decibels dB(A) or less. ~~Furthermore Per Title 24,~~ noise studies ~~shall~~ ~~should~~ be required for all proposed residential sites in close proximity to automotive traffic, rail or industrial development with baseline noise levels exceeding 60 dB(A) CNEL. The City ~~shall~~ ~~should~~ require individual development projects to demonstrate that the interior noise level will equal 45 dB(A) or less.
- zz. Mitigation Measure 4.7-3: The City ~~shall~~ ~~should~~ review proposed development projects for noise impacts to determine if the noise conditions are incompatible with the proposed use, or if the proposed use will generate noise that impacts nearby sensitive noise receptors such as residences, schools, parks, churches and the library. For all identified ~~significant~~ impacts, the City ~~shall~~ ~~should~~ require appropriate mitigation to reduce noise impacts to acceptable levels ~~to the extent feasible~~.
- aaa. Mitigation Measure 4.7-4: The City ~~shall~~ ~~should~~ implement the Circulation Plan through future roadway improvements ~~subject to funding availability~~.
- bbb. Mitigation Measure 4.7-5: The City ~~shall~~ ~~should~~ implement the Land Use Plan which calls for the continued transition of the residential neighborhood abutting SR-94, between Corona Street and Vista Way, to commercial development which will reduce adverse noise impacts from the freeway. The City ~~shall~~ ~~should~~ enforce the Title 24 requirements in new residential development near the freeway. The City ~~shall~~ ~~should~~ request that Caltrans construct noise barriers along the SR-94 right-of-way to attenuate noise transmission and improve the living environment.

- ccc. Mitigation Measure 4.7-6: The City ~~shall plans to~~ monitor planning and construction of SR-125, and ~~ensure that all help monitor proper implementation~~ of the mitigation measures required in the Environmental Impact Statement/Environmental Impact Report for the freeway project ~~are properly implemented~~.
- ddd. Mitigation Measure 4.7-7: ~~The City should consider~~ working with the Metropolitan Transit Development Board, ~~the City shall to~~ identify objectional sources of trolley noise and appropriate measures to reduce noise, where feasible.
- eee. Mitigation Measure 4.7-8: The City ~~shall should~~ coordinate with the Sheriff's Department to ~~ensure encourage~~ active enforcement of vehicle noise and speed laws.
- fff. Mitigation Measure 4.7-9: The City ~~shall should~~ actively enforce the Noise Abatement and Control Ordinance, particularly in residential neighborhoods, to maintain quiet and peaceful conditions. The City ~~shall should~~, as necessary, revise the ordinance to address new noise concerns. The City ~~shall should~~ educate the community about the noise ordinance to encourage both compliance and reporting of violations.
- ggg. Mitigation Measure 4.8-1: The City ~~shall ensure that should endeavor to implement~~ all applicable requirements of the National Pollutant Discharge Elimination System (NPDES) are implemented in Lemon Grove, as follows...
- hhh. Mitigation Measure 4.8-2: Each year, the City ~~shall should attempt to~~ conduct a campaign to educate the community about the importance of minimizing pollutants in runoff (non-point source pollutants). The City ~~shall should~~ include all or a combination of the following components in the campaign...
- iii. Mitigation Measure 4.8-3: The City ~~shall develop and implement evaluate opportunities for developing and implementing~~ a plan to reduce non-point source pollutants from City grounds, particularly parks and storage yards. To encourage similar actions by community residents and business owners, the City ~~shall should~~ publicize the City's actions to improve water quality.
- jjj. Mitigation Measure 4.9-1: The City ~~shall should~~ strive toward a development pattern that allows people to use transit, walk or bicycle to activity centers, such as the Downtown Village, Civic Center, shopping areas, schools, parks and employment areas. The City ~~shall should~~ implement the Community Development and Mobility Element policies for improved local and regional air quality in addition to renewing community livability. ~~(General Plan Implementation Manual, Conservation and Recreation Program #22).~~

- kkk. Mitigation Measure 4.9-2: The City ~~shall~~ ~~should~~ improve local roads according to the Circulation Plan as needed to maintain efficient traffic flow ~~subject to funding availability~~.
- lll. Mitigation Measure 4.9-3: ~~The City shall~~ ~~Subject to funding availability, the City should~~ implement the Bicycle Facilities Sub-Element of the Mobility Element to help improve regional air quality in addition to improving bicycle safety.
- mmm. Mitigation Measure 4.9-4: Through the City's economic development program, the City ~~shall~~ ~~should~~ encourage local establishment of new businesses offering high-quality jobs to allow residents to work locally and avoid excessive commutes.
- nnn. Mitigation Measure 4.9-5: The City ~~shall~~ ~~should~~ encourage increased use of the park-and-ride lot at the SR-94 freeway and Lemon Grove Avenue by periodically advertising them in the City newsletter.
- ooo. Mitigation Measure 4.9-6: The City ~~shall~~ ~~should~~ review development proposals for potential air quality impacts - both construction and operation impacts - pursuant to the California Environmental Quality Act and the Regional Air Quality Strategy, and evaluate compliance with regional clean air planning objectives. The City ~~shall~~ ~~should~~ require the use of available technology and land use and transportation planning techniques, as appropriate, including...
- ppp. Mitigation Measure 4.9-7: The City ~~shall~~ ~~should~~ follow due diligence to identify asbestos and require conformance with all applicable regulations for removal and containment of asbestos ~~where necessary~~.
- qqq. Mitigation Measure 4.9-8: The City ~~shall~~ ~~should~~ endeavor to ensure that all commercial and industrial operations in the City obtain all appropriate permits from the San Diego Air Pollution Control District. The City ~~shall~~ ~~should~~ require documentation of necessary permits prior to issuing business permits ~~to the extent feasible~~.
- rrr. Mitigation Measure 4.9-9: The City ~~shall~~ ~~should~~ consider the effects of emissions from nearby transportation corridors when considering development proposals for residential and mixed-use development. In cases where future residents will be impacted by elevated emission levels, the City ~~shall~~ ~~should~~ require design and engineering measures to ~~avoid~~ ~~reduce~~ the potential impacts.
- sss. Mitigation Measure 4.9-10: The City ~~shall~~ ~~should~~ participate in regional air quality planning and implement regional plans such as the Regional Air Quality Strategy and the Regional Growth Management Strategy in Lemon Grove. To ensure that new regional programs can be feasibly implemented and enforced by the local cities, the City

~~shall participate~~ should identify options for participating in regional air quality planning processes.

- ttt. Mitigation Measure 4.9-11: The City ~~shall~~ ~~should~~ undertake an aggressive program to encourage Lemon Grove commuters to utilize alternative transportation modes. The City ~~shall~~ ~~should~~ publicize transit services including the location of transit centers and park-and-ride lots in the City newsletter and through major employers in the City. The City shall provide transit information at Lemon Grove City Hall for the purpose of displaying and distribution of transit maps and schedules, bike route maps and carpooling promotional materials.
- uuu. Mitigation Measure 4.9-12: The City ~~shall~~ ~~plans to~~ continue to support and participate in regional transportation planning programs through SANDAG committee representation and planning coordination with adjacent jurisdictions.
- vvv. Mitigation Measure 4.10-1: The City ~~shall~~ ~~prepare~~ ~~should attempt to initiate an earthquake and preparedness program that will consists of the following actions~~ ~~consisting of actions like the following...~~
- www. Mitigation Measure 4.10-2: For existing structures, the City ~~shall~~ ~~will strive to~~ enforce current building codes in order to reduce the potential for structural failure during an earthquake. The City ~~should~~ ~~shall~~ require improvements where necessary to bring buildings up to code.
- xxx. Mitigation Measure 4.10-3: Through the environmental review process required by the California Environmental Quality Act (CEQA), the City ~~shall~~ ~~should~~ require an assessment of the potential geologic hazards associated with new development projects and require appropriate mitigation measures to reduce the risk to acceptable levels. Hazards related to earthquakes, soils with shrink-swell potential and slopes ~~shall~~ ~~should~~ be examined. Also, grading and landform alterations required for new development ~~shall~~ ~~should~~ be examined for potential hazards, appropriate geotechnical engineering studies ~~should~~ ~~shall~~ be required, and ~~all engineering recommendations shall be properly implemented~~ require implementation of all subsequent engineering.
- yyy. Mitigation Measure 4.10-4: The City ~~shall~~ ~~monitor and map~~ ~~should evaluate the feasibility of monitoring and mapping slope failures;~~ and ~~shall~~ ~~assisting~~ property owners in planning remedial actions.
- zzz. Mitigation Measure 4.11-1: For future development within the City limits that ~~would~~ ~~could~~ affect the 0.7 acre of coastal sage scrub or the 0.7 acre of disturbed wetlands, the City ~~shall~~ ~~should~~ require an impact assessment and appropriate mitigation according to the requirements of applicable local, State, and Federal policies and regulations related

to the impacted biological resources. Impacts ~~shall~~ ~~should~~ be avoided wherever possible, or off-site mitigation ~~shall~~ ~~should~~ be implemented.

- aaaa. Mitigation Measure 4.12-1: Under the supervision of a qualified historian and with the assistance of the Lemon Grove Historical Society, the City ~~shall~~ ~~should~~ conduct a comprehensive survey throughout the City to identify significant historic and architectural resources, which include buildings, sites, objects, structures and districts. The survey ~~shall~~ ~~should~~ include evaluating the significance of each resource according to the National Register of Historic Places criteria and the California Environmental Quality Act Guidelines. Historic resources that are significant to the City's heritage ~~shall~~ ~~should~~ also be identified based on carefully defined criteria.
- bbbb. Mitigation Measure 4.12-2: Based on the results of the City-wide Historic Survey, the City ~~shall~~ ~~plans to~~ develop a Historic Sites List with the assistance of a qualified historian and the Lemon Grove Historical Society. The list ~~will~~ ~~could~~ include a register of locations, photographs and historically relevant information regarding each site, structure or feature recognized as historically sensitive or significant to the City's heritage. The City ~~shall~~ ~~should~~ involve the Lemon Grove Historical Society and the community in development of the Historic Sites List. All property owners subject to the list ~~should~~ ~~shall~~ be notified and provided an opportunity to comment prior to adoption of the list. The City ~~shall~~ ~~support or sponsor~~ ~~should~~ consider supporting or sponsoring community efforts to register local historic sites that fulfill state or federal requirements. The City will also consider coordinating with the state Office of Historic Preservation on historic preservation incentive programs to benefit local preservation efforts.
- cccc. Mitigation Measure 4.12-3: The City ~~shall~~ ~~adopt~~ ~~should~~ consider adopting a Historic Preservation Ordinance that ~~could~~ incorporates the following requirements.
- Prohibit the demolition of a structure or object on the Historic Sites List until the condition of the structure, rehabilitation cost and reuse potential have been evaluated, and preserving the structure is proven to be economically infeasible. If demolition is approved, mitigation ~~shall~~ ~~should~~ include fully documenting the site with plans, photographs and an archaeological/architectural assessment, and/or moving the resource to a new location within the City.
 - New development and physical improvements proposed adjacent to historic sites ~~shall~~ ~~should~~ not conflict with the preservation of the historic site.

All property owners subject to the ordinance ~~shall~~ ~~should~~ be notified and provided an opportunity to comment prior to adoption of the ordinance.

- dddd. Mitigation Measure 4.12-4: For proposed new development or redevelopment projects, the City ~~shall~~ ~~should~~ require impact assessment and mitigation according to the California Environmental Quality Act for prehistoric resources. This process ~~shall~~ ~~should~~ include determining the potential for the occurrence of significant fossils and/or prehistoric resources. If it is determined that potentially significant resources could occur, an investigation ~~shall~~ ~~should~~ be conducted by a qualified paleontologist or cultural resource professional to determine: 1) if resources are in fact present, and 2) the significance of the resource. If the proposed project will impact a significant paleontological and/or prehistoric cultural resource, mitigation in the form of research, recordation, data recovery and/or in-situ preservation ~~shall~~ ~~should~~ be required prior to grading.
- eeee. Mitigation Measure 4.13-1: For proposed new development or redevelopment projects, the City ~~shall~~ ~~should~~ require impact assessment and mitigation according to the California Environmental Quality Act for paleontological or prehistoric resources. This process ~~shall~~ ~~should~~ include determining the potential for the occurrence of significant fossils and prehistoric resources. If it is determined that potentially significant resources could occur, an investigation ~~shall~~ ~~should~~ be conducted by a qualified paleontological and/or cultural resource professional to determine: 1) if resources are present, and 2) the significance of the resource. If the proposed project will impact a significant paleontological and/or prehistoric cultural resource, mitigation in the form of research, recordation, data recovery and/or in-situ preservation ~~should~~ ~~shall~~ be required prior to grading.
- ffff. Mitigation Measure 4.14-1: The City ~~shall~~ ~~should~~ ~~attempt to~~ develop and implement a Parks Master Plan addressing the following areas...
- gggg. Mitigation Measure 4.14-2: The City ~~shall~~ ~~should~~ work to continue the joint use of City and Lemon Grove School District (LGSD) facilities and cooperatively address facility maintenance, vandalism and other concerns that arise.
- hhhh. Mitigation Measure 4.14-3: The City ~~shall~~ ~~should~~ provide areas in parks for active youth and adult recreational activities, such as basketball, baseball, roller skating and bicycling, in addition to passive recreational areas for picnicking and relaxing ~~to the extent feasible~~. When identifying sites for active recreational facilities, the City ~~shall~~ ~~should~~ consider potential noise impacts to adjacent areas.
- iiii. Mitigation Measure 4.14-4: Since no regional park exists within the City limits, the City ~~shall~~ ~~should~~ ~~monitor options to~~ participate in the planning for nearby regional parks to promote facilities that meet the needs of Lemon Grove residents.

- jjjj. Mitigation Measure 4.14-5: As provided by the Quimby Act, the City ~~shall~~ ~~should~~ require new development to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of recreational facilities ~~as a general guideline~~. The City ~~shall~~ ~~should~~ consider increasing the in lieu fees to better reflect current land acquisition and park development costs.
- kkkk. Mitigation Measure 4.14-6: The City ~~shall~~ ~~should~~ continue to provide diverse recreational programs reflecting the interests of local children, teens, adults and seniors. Modify programming as needed to reflect the evolving ethnic composition and interests of the City.
- llll. Mitigation Measure 4.14-7: The City ~~shall~~ ~~should~~ endeavor to develop a Recreation Strategy Plan to explore alternatives for expanding recreational options in the community. Strategies may include:...
- mmmm. Mitigation Measure 4.15-1: The City ~~shall~~ ~~determine~~ ~~should~~ study the required infrastructure to ~~prevent flooding~~, reduce the area subject to the 100-year flood area, and ~~develop a funding program~~ ~~investigate funding options~~ to construct the improvements. The improvements ~~shall~~ ~~should~~ be coordinated with the City of San Diego.
- nnnn. Mitigation Measure 4.15-2: To allow local property owners to obtain federal flood insurance, the City ~~shall~~ ~~participate~~ ~~should~~ consider participating in the National Flood Insurance Administration (NFIA) program administered by the Federal Emergency Management Administration (FEMA). This ~~will~~ ~~would~~ involve local administration of the Lemon Grove Flood Insurance Study and the corresponding flood zone management measures which have already been provided by FEMA.
- oooo. Mitigation Measure 4.15-3: The City ~~shall~~ ~~should~~ update the Storm Drainage General Plan to re-assess current drainage inadequacies, identify required improvements and funding sources, prioritize improvement projects and incorporate ~~them~~ into the five-year Capital Improvement Program.
- pppp. Mitigation Measure 4.15-4: Through the environmental review process required by the California Environmental Quality Act (CEQA), the City ~~shall~~ ~~should~~ assess potential drainage and flooding impacts from proposed development projects ~~depending on the site and proposed development characteristics~~. The City ~~shall~~ ~~should~~ require developers to construct the drainage infrastructure required to avoid flooding impacts on- and off-site. The City ~~should~~ ~~shall~~ require developers to construct off-site drainage improvements and then dedicate the new facilities to the City for operation and maintenance.

- qqqq. Mitigation Measure 4.15-5: The City ~~shall~~ ~~should~~ help educate community residents and businesses about fire prevention and safety, including property maintenance, smoke detectors, excessive accumulation of combustible material, and what to do if there is a fire. The City ~~shall~~ ~~coordinate~~ ~~should~~ ~~also~~ ~~consider~~ ~~coordinating~~ with the Lemon Grove School District to teach local children about the fire dangers and prevention.
- rrrr. Mitigation Measure 4.15-6: The City ~~shall~~ ~~should~~ coordinate with Helix Water District to ~~ensure that~~ ~~monitor the adequacy of~~ water pressures throughout Lemon Grove are adequate for fire fighting purposes. The City ~~should~~ ~~shall~~ require regular testing of the water pressure in hydrants ~~as needed to protect public safety.~~ ~~(General Plan Implementation Manual, Safety Program #10).~~
- ssss. Mitigation Measure 4.15-7: The City ~~shall~~ ~~should~~ encourage conformance to existing codes by providing information about potential fire hazards in older buildings in the City newsletter and brochures in City Hall. Where code violations are identified, the City ~~shall~~ ~~should~~ require the proper improvements.
- tttt. Mitigation Measure 4.15-8: For new development projects, the City ~~shall~~ ~~should~~ require conformance to the most current Uniform Fire Code adopted by the City, and ~~ensure~~ ~~require~~ the appropriate use of fire safety equipment such as smoke detectors and alarms, automated sprinklers, and well-marked, accessible exits.
- uuuu. Mitigation Measure 4.15-10: To reduce the number of potential injuries, the City ~~should~~ ~~shall~~ minimize and control the concentrations of hazardous materials in areas where people congregate, such as neighborhoods, schools and shopping areas.
- vvvv. Mitigation Measure 4.15-11: When issuing business licenses, the City ~~shall~~ ~~ensure~~ ~~plans~~ ~~to check~~ that the appropriate permits to handle, transport, use and dispose of hazardous materials have been obtained from the regulatory agencies.
- wwww. Mitigation Measure 4.15-12: The City ~~shall~~ ~~should~~ ~~consider~~ ~~adopting~~ and implement the Household Hazardous Waste Element prepared in 1991.
- xxxx. Mitigation Measure 4.15-13: In coordination with the County Hazardous Materials Management Division (HMMD) and the Lemon Grove Fire Department, the City ~~shall~~ ~~should~~ ~~strive to~~ establish routes for the transport of hazardous materials. The routes should avoid areas where people congregate such as neighborhoods, schools and shopping areas. ~~Enforce through Implementation could be partially achieved through the HMMD permit process and request monitoring by the Fire Department and Sheriff's Department could help monitor enforcement.~~

- yyyy. Mitigation Measure 4.15-14: ~~The City shall implement the following actions: The City should assist in the clean-up of contaminated sites through actions such as the following ...~~
- zzzz. Mitigation Measure 4.15-15: The City ~~shall~~ ~~should attempt to~~ implement the County of San Diego's Hazardous Waste Management Plan locally, and participate in future updates.
- a-1. Mitigation Measure 4.15-16: The City ~~shall~~ ~~should endeavor to~~ encourage positive community relationships and improve community security ~~by with programs like the following ...~~
- a-2. Mitigation Measure 4.15-17: The City ~~shall~~ ~~should~~ require that new development deter crime through the incorporation of defensible space concepts, sufficient lighting and visibility ~~as feasible~~. The City ~~shall~~ ~~should~~ request the Sheriff's Department to review development proposals and recommend measures to enhance public safety and prevent crime.
- a-3. Mitigation Measure 4.15-18: To deter youth from ~~alcohol and other drug use~~, gang involvement and vandalism, the City ~~shall implement~~ ~~should encourage and provide~~ recreational, educational and prevention programs through forums like the schools, churches, the Lemon Grove Project, Teens with a Cause, D A R E., and other civic programs and organizations ~~civic organizations and the City Department of Parks and Recreation Department. The City shall encourage youth involvement in civic activities and organizations.~~
- a-4. Mitigation Measure 4.15-19: The City ~~shall~~ ~~should~~ continue to implement the graffiti removal program to reduce the potential for gang activity, and ~~shall~~ ~~should~~ continue requiring walls to be landscaped ~~as needed~~ to avoid vandalism.
- a-5. Mitigation Measure 4.15-20: The City ~~shall~~ ~~should~~ coordinate with Metropolitan Transportation Development Board to identify methods to reduce crime around the local trolley stations. The City ~~shall~~ ~~should evaluate methods to~~ enhance the aesthetic character and maintenance of the trolley tracks and stations to increase the perception of prevalent law and order and deter potential criminals.
- a-6. Mitigation Measure 4.15-21: Each year when renewing the law enforcement contract with the County Sheriff's Department, the City ~~shall~~ ~~should~~ identify high crime areas in Lemon Grove, probable causes, and a plan to reduce criminal activity. The City ~~shall ensure that the contract includes staffing levels to address the high crime areas~~ ~~should consider recent crime trends when reviewing the contract.~~

a-7. Mitigation Measure 4.15-22: The City ~~shall~~ should accomplish emergency preparedness as follows...